

**Federal Environmental Assessment**  
per the  
**National Environmental Policy Act (24 CFR Part 58)**  
**& National Historic Preservation Act (36 CFR Part 800)**

**Dunwoody Apartments, 110 E. 18<sup>th</sup> Street,  
Minneapolis, MN**

**Responsible Entity: City of Minneapolis**

**Minneapolis Grants and Special Projects Office and the  
Department of Community Planning and Economic Development—Planning Division**

**November 28, 2011**

	<u><b>Grants and Special Projects</b></u>	<u><b>Project</b></u>
Contact person:	Matthew Bower	Amy Geisler
Title:	Project Coordinator	Senior Project Coordinator CPED
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TDD:	612-673-2157	612-673-2157
Email	<a href="mailto:matthew.bower@ci.minneapolis.mn.us">matthew.bower@ci.minneapolis.mn.us</a>	<a href="mailto:amy.geisler@ci.minneapolis.mn.us">amy.geisler@ci.minneapolis.mn.us</a>

**INTRODUCTION**

This document is a federal Environmental Assessment (EA) completed by the City of Minneapolis regarding the above named project. Federal regulations require verification that the project will meet the requirements of the National Environmental Policy Act of 1969.

On 14 October 1996, the U.S. Department of Housing and Urban Development (HUD) delegated its responsibilities to complete required EAs to the appropriate local governmental agencies, in this case, the City of Minneapolis. The City has completed the EA in compliance with the National Environmental Policy Act, most specifically 24 CFR Part 58, the National Historic Preservation Act (36 CFR Part 800), and all applicable rules and regulations at both the federal and state levels. Consistent with 36 CFR Part 800.8 (c), it is also intended to meet the requirements of Section 106 of the National Historic Preservation Act.

Consistent with 24 CFR Part 58, this EA is being distributed to the interested groups and individuals, local news media, libraries, and appropriate governmental agencies. A 15-day review period per 24 CFR Part 58.45 will commence beginning on the date of distribution listed above. Responses and comments on the EA can be submitted within the review period to Mr. Bower at the address listed above.

## **SUMMARY OF ENVIRONMENTAL CONDITIONS FINDINGS AND CONCLUSIONS**

### **1.0 Project Summary**

Dunwoody Apartments - Gateway Commons, LLC, proposes to renovate and rehabilitate the former Abbott Hospital building for a 123-unit (including studio, one and two bedroom units) rental residential development on the property located at 110 18th Street East. The subject site is L-shaped and bounded to the north by the Copenhagen Apartments and a surface parking lot which are adjacent to East 17th Street, to the south by East 18th Street, to the east by Stevens Avenue South, to the west by 1st Avenue South. The building is currently vacant and was recently listed on the National Register of Historic Places (Attachment 2).

### **2.0 Project Evaluation per 24 CFR Part 58, Section 58.40**

#### **2.1 Determine existing conditions and describe the character, features, and resources of the project area and its surrounding; identify the trends that are likely to continue in the absence of the project.**

**Response:** The developer intends to renovate and rehabilitate the existing structure located on the premises. Surrounding uses include various commercial uses, as well as residential developments of varying densities. If the project does not move forward, this site is likely to remain in its current state until some future date with further destabilization to the structure. In contrast, the proposal to rehabilitate the structure and provide affordable housing opportunities within the neighborhood complements other uses in the area and the additional residential units would strengthen the existing commercial base within the neighborhood.

#### **2.2 Identify all potential environmental impacts, whether beneficial or adverse, and the conditions that would change as a result of the project.**

**Response:** EA Form 5 and the responses address all of the potential environmental effects that would change as a result of this project. There are two primary environmental issues associated with the project:

**Historic:** No adverse historic impacts are expected to result from the project. The project has received all applicable local Heritage Preservation Commission (HPC) approvals. The former hospital complex represents five (5) construction episodes beginning with the construction of the original Abbott Hospital, known as the Dunwoody building in 1910, with connected additions completed in 1919-1920, 1938, 1954, and 1957. The Dunwoody building (1910) is contributing to the Stevens Square Historic District and also contributing to the National Register of Historic Places District. The four-story Janney Pavilion Building (1919-1920) is non-contributing to the local district, but is contributing to the National Register District. The additional buildings on the site: the Wyman Addition (1938); the Janney Pavilion Addition (1954) and the Stevens Addition (1957) are noncontributing to both the local and national districts. The building is now listed on the National Register of Historic Places (Attachment 3).

**Noise Abatement and Control:** The noise analysis (Attachment 6) concludes that the project is located within a "Normally Unacceptable Noise Zone" for HUD-funded projects as defined in federal regulations at 24 CFR Part 51 due to roadway noise

(automobiles on Interstate 94, Nicollet Avenue, 1st Avenue, and 3rd Avenue). The project will require mitigation per 24 CFR 51.104 (1) and Special Environmental Clearance from the Environmental Clearance Officer. The Sound Transmission Class (STC) for the proposed construction will decrease the combined interior adjusted DNL to where the project will be in the "Acceptable Noise Zone." The noise analysis (Attachment 6) concludes that the project is located within a "Acceptable" Zone for HUD-funded projects as defined in federal regulations at 24 CFR Part 51.

**Toxic or Hazardous Substances and Radioactive Materials:** A Phase I Environmental Site Assessment is attached (Attachment 7). A summary of the results as well as recommendations are provided in the attached document.

- 2.3 Identify, analyze, and evaluate all impacts to determine the significance of their effects on the human environment and whether the project will require further compliance under related laws and authorities cited in Sec. 58.5 and Sec. 58.6.**

**Response:** Sections 58.5 and 58.6 state that the Responsible Agency must consider the criteria, standards, policies, and regulations of several laws and agencies that are listed in these sections of the law. EA Form 5 and the responses to these findings address all of these laws and agencies.

- 2.4 Examine and recommend feasible ways in which the project or external factors related to the project could be modified in order to eliminate or minimize adverse environmental impacts.**

**Response:** As described in this Environmental Assessment, no other substantial adverse environmental effects are likely to result from the project. The project has been and will continue to be the subject of multiple City reviews that will further ensure this to be true and to ensure the project is consistent with all applicable policies, plans, laws, and regulations.

- 2.5 Examine alternatives to the project itself, if appropriate, including the alternative of no action.**

**Response:** The no action alternative is addressed above in the response to Finding number 1.

- 2.6 Complete all environmental review requirements necessary for the project's compliance with applicable authorities cited in Sections 58.5 and 58.6.**

**Response:** Sections 58.5 and 58.6 state that the Responsible Agency must consider the criteria, standards, policies, and regulations of several laws and agencies that are listed in these sections of the law. Form 5 and the responses to these findings address all of these laws and agencies.

### **3.0 Conclusion and Finding of No Significant Impact**

After the City has addressed all concerns raised during the review period, the City will have complied with all applicable federal, state and local regulations. When signed below, the City makes a "Finding of No Significant Impact."

Federal Environmental Assessment - Dunwoody Apartments

The undersigned does hereby certify that the information furnished in this Environmental Assessment is true and accurate to the best of their knowledge, and that the project is not an action that will result in a significant impact on the quality of the human environment:



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Matthew Bower, Project Coordinator, Minneapolis Grants and Special Projects Office

**ATTACHMENT 1**

**Form 5 – Full Federal Environmental Assessment**

ENVIRONMENTAL REVIEW RECORD									
National Environmental Policy Act									
Approved for the City of Minneapolis by the Minneapolis Office, Federal Register and Urban Development Department									
Consistent with 24 CFR Part 58 -- Environmental Review Procedures of Entities Assuming HUD Environmental Responsibilities and 36 CFR Part 800 -- Protection of Historic Properties (Attachment 2)									
<b>Project Information</b>									
Dunwoody Apartments - Gateway Commons, LLC, proposes to renovate and rehabilitate the former Abbott Hospital building for a 123-unit (including studio, one and two bedroom units) rental residential development on the property located at 110 East 18th Street East. The subject site is L-shaped and bounded to the north by the Copenghagen Apartments and a surface parking lot which are adjacent to East 17th Street, to the south by East 18th Street, to the east by Stevens Avenue South, to the west by 1st Avenue South. The building is currently vacant and was recently listed on the National Register of Historic Places (Attachment 2).									
Project name and summary	110 East 18th Street								
Location	City of Minneapolis								
Applicant	Amy Galsler, Senior Project Coordinator								
Project contact	CFED, 105 3rd Avenue South, Suite 200, Minneapolis, MN 55401								
Address	TDD 612-673-2188								
Phone	TDD 612-673-2157								
Facsimile	email: amy.galsler@minneapolis.mn.us								
HUD contact	Cindy Bahk, Senior CPD Representative, US HUD, 920 Second Avenue, Suite 1300, Minneapolis, MN 55402, 612-370-3019 x2101; Cynthia.Bahk@hud.gov								
City contact person	Matt Bover, Project Coordinator								
Address	Minneapolis Grants and Special Projects Office, 350 South 5th Street, Rm 301M City Hall, Minneapolis, MN 55415-1385								
Phone	612-673-2188								
Facsimile	TDD 612-673-2157								
HUD contact	Matthew Boardman@minneapolis.mn.us								
City contact person	Matthew Boardman, Senior Planner								
Address	CFED, 105 3rd Avenue South, Suite 200, Minneapolis, MN 55401-5385								
Phone	TDD 612-673-2157								
Facsimile	email: mboardman@minneapolis.mn.us								
<b>Statutory Checklist</b>									
Area of Statutory or Regulatory Compliance	Not applicable to this project	Consentation required	Review required	Permits required	Determination of consistency	Approvable permits obtained	Conditions under mitigation actions required	Source Documentation	
<b>FACTORS</b>									
Historic [58.5 (c)]					X			No adverse historic impacts are expected to result from the project. The project has received all applicable local Heritage Preservation Commission (HPC) approvals. The former hospital complex represents five (5) construction episodes beginning with the original Abbott Hospital, known as the Dunwoody building in 1910, with connected additions completed in 1919-1920, 1938, 1954, and 1957. The Dunwoody building (1910) is contributing to the Stevens Square Historic District and also contributing to the National Register of Historic Places District. The four-story Jamez Pavilion Building (1919-1920) is non-contributing to the local district, but is contributing to the National Register District. The additional buildings on the site: the Wyman Addition (1938); the Jamez Pavilion Addition (1954) and the Stevens Addition (1957) are noncontributing to both the local and national districts. The building is now listed on the National Register of Historic Places (Attachment 3).	
Floodplain management [58.5 (c)]	X							The City's GIS mapping system incorporates the floodplain zones mapped by the Federal Emergency Management Agency (FEMA). The site and map (Attachment 4) indicates that the project site is not located within a 100-year flood plain, a floodway, or flood hazard area. The site is located within the jurisdiction of the Middle Mississippi Watershed District.	
Wetland protection [58.5 (c)]	X							The site is located within the jurisdiction of the Middle Mississippi Watershed District. Per the National Wetlands Inventory, no wetlands have been identified on this urban site or nearby urban surroundings (Attachment 5).	
Coastal barrier management [58.5 (c)]	X							There are no coastal zones in or near the City of Minneapolis.	
Safe source aquifers [58.5 (c)]	X							The project will have no impact on safe source aquifers. The site is served by the Minneapolis Water Works which draws its water supply from the Mississippi River under MN DNR appropriation permit #786216-1. Potable supplies are adequate to meet the needs of the project without modification to the existing system.	
Endangered species [58.5 (c)]	X							For over a century, the project area is characterized as a fully developed residential neighborhood with associated neighborhood-serving retail and commercial uses. Vegetation is limited to the individual residential yards, on-street boulevards, and nearby city parks. Generally, this results in limited habitat to support any significant wildlife resources. There is no construction involved beyond the original building footprint and no disturbance of the area other than the addition of landscaping around the building so consultation with the DNR is unnecessary in this circumstance.	
Wild & scenic rivers [58.5 (c)]	X							There are no wild and scenic rivers in or near the City of Minneapolis.	
Air quality [58.5 (g)]	X							The project will have to comply with all pertinent federal requirements. During construction, best management practices will be implemented including dust control. The City of Minneapolis will be responsible for the issuance of building permits to allow for the construction of the project. City policies encourage building practices that maximize energy efficiency and alternative transportation, and the project will minimize off-site air quality impacts. The City processes include on-site inspections to ensure conformance with all applicable local regulations.	
Farmland protection [58.5 (b)]	X							Not applicable.	
Environmental justice [58.5 (f)]	X							The entire 123-unit Dunwoody Apartments project consists of studio, one and two bedroom apartments that would be restricted to individuals earning 50% of area median or less. No sensitive populations will be adversely affected by the project. According to 2000 census figures, the population of the City is 382,216. The population of the overall metro area is 84.7% white, 5.9% African American, 4.6% Asian, with 6.7% mix of other. Those reporting a disability and not institutionalized are 21.8% for Minneapolis compared to 20.2% in the Metropolitan Area as a whole.	
<b>HUD ENVIRONMENTAL STANDARDS</b>									
Noise abatement and control [per 24 CFR 51 B]								X	The noise analysis (Attachment 6) concludes that the project is located within a "Normally Unacceptable Noise Zone" for HUD-funded projects as defined in federal regulations at 24 CFR Part 51 due to roadway noise (automobiles on Interstate 94, Nicollet Avenue, 1st Avenue and 3rd Avenue). The project will require mitigation per 24 CFR 51.104 (1) and Special Environmental Clearance from the Environmental Clearance Officer. The Sound Transmission Class (STC) for the proposed construction will decrease the combined interior adjusted DNL to where the project will be in the "Acceptable Noise Zone." The noise analysis (Attachment 6) concludes that the project is located within a "Acceptable" Zone for HUD-funded projects as defined in federal regulations at 24 CFR Part 51.
Toxic or hazardous substances and hazardous waste management [per HUD Notice 79-83]								X	A Phase I Environmental Site Assessment is attached (Attachment 7). A summary of the results as well as recommendations are provided in the attached document.
Siting of HUD-assisted projects near hazardous operations [per 24 CFR 31 (c)]	X								The project will not be sited near any hazardous operations.

Statutory Checklist							
Area of Statutory or Regulatory Compliance	Not applicable to this project	Consultation required	Review required	Permits required	Determination of consistency of approvals; permits obtained	Conditions and/or mitigation required	Source Documentation
Airport Clear Zones and Accident Potential Zones [per 24 CFR 31 D]	X						Plate S29 of the "MSP Zoning map" identifies the only runway Safety Zone that extends into the City. The affected area is very small and located within a park southeast of Lake Nokomis. No buildings are within this area. The subject site is not located near this zone.
LAND DEVELOPMENT							According to the Minneapolis Plan for Sustainable Growth, the subject parcel is located within an area designated as mixed-use, a vacant block of Nicollet Avenue which is a designated Commercial Corridor in this location. The uses within this area are varied and include primarily residential and commercial uses. The proposal to renovate and rehabilitate the structures on the property for 123 apartments is consistent with the relevant provisions as follows: LDP 1.1 states, "Establish land use regulations to achieve the highest possible density, enhance the environment, protect public health, support a vital mix of land uses, and promote flexible approaches to carry out the comprehensive plan." LDP 1.3 states, "Encourage that development plans incorporate appropriate transportation access and facilities, particularly for bicycle, pedestrian, and transit." Historic Preservation Policy 8.1 states, "Preserve, maintain, and designate historic landmarks and historic resources which serve as reminders of the city's architecture, history, and culture." See attached staff report for further policy compliance.
Conformance with comprehensive plans and zoning					X		
Slope, erosion and soil suitability	X						There are no steep slopes on the site and the site is currently developed. During demolition and construction to rehabilitate the existing structure, best management practices for control of erosion and sedimentation will be implemented as required by the Minneapolis Code of Ordinances, Chapter 52, Erosion and Sediment Control for Land Disturbance Activities. The City will also conduct on-site inspections during rehabilitation and construction.
Hazards, nuisances, site safety, public safety	X						The project area is not adversely affected by on-site or off-site hazards or nuisances. The project will bring new development that will add pedestrian activity which usually translates into increased public safety. Planning Staff has reviewed and the City Planning Commission has approved the development and believes it is in conformance with Crime Prevention Through Environmental Design (CPTED) principles.
Energy efficiency	X						The project will comply with the City's policies that call for the maximization of energy efficiency.
Project's contribution to community noise levels	X						Construction noise of the project will be regulated by Minneapolis Code of Ordinances, Chapter 389, Section 389.70, Noise. This section of the Code specifies strict limits for both the hours of operation of construction equipment and the allowable noise levels of that equipment. The City Inspectors from the City's Environmental Management Division of the Regulatory Services Department are responsible for enforcing the regulations. Increased noise during construction will be temporary.
Visual quality, coherence, diversity, compatible use and scale					X		The Minneapolis City Planning Commission on January 10, 2011, approved a conditional use permit for a Planned Unit Development, variance and site plan review for the project (Attachment 8). The review of these applications evaluated the potential visual, scale and massing impacts of the project as well as the compatibility of the development with the rest of the neighborhood. Further, a preliminary and final plan were approved by the Minneapolis City Planning Commission on May 9, 2011 for the subject site.
Demographic character changes, displacement, employment, and income patterns	X						The project will provide additional opportunities for housing within the neighborhood. This will have positive effects on the neighborhood, help to classify the City in an area appropriate for medium-density housing, increase the property's value, add to the City's tax base and economic base, and the construction of the project will add jobs.
Educational, commercial, health care and social service facilities	X						Not applicable.
Solid waste	X						Private haulers under contract with the property owner will provide municipal solid waste (MSW) collection and recycling program services. The City and the County maintain award-winning recycling programs that recover over 30% of the waste stream. The County also recovers much of the embedded energy in the MSW through its garbage incinerator.
Water supply and waste water	X						The project will be served by the City's water system and the sanitary and sewer systems. City sewers flow into the Metropolitan Council Environmental Services sanitary sewer interceptor for treatment at the Metropolitan Waste Water Treatment Plant with ultimate discharge to the Mississippi River. No pretreatment or special treatment methods for this wastewater are required and adequate capacity exists in these systems for the project. The residential units will draw water from the City of Minneapolis water distribution and supply system and empty most of it into the City's sanitary sewer system. Sufficient capacity exists in the City's supply and sewer systems for this project.
Stormwater	X						The Mississippi River is generally the receiving body for stormwater runoff in the City. During demolition and construction, best management practices for control of erosion and sedimentation will be implemented as required by the Minneapolis Code of Ordinances, Chapter 52, Erosion and Sediment Control for Land Disturbance Activities. The City will also conduct on-site inspections during construction. The project has received approval of a stormwater management plan from the City's Public Works Department for on-site treatment and filtration.
Open space, recreation, cultural facilities	X						Not applicable.
Transportation					X		A Travel Demand Management Plan (TDMF) was not necessary for this development. The City's Public Works Department has reviewed and approved the final plan pertaining to access, circulation and the provision of parking on site. As stated in Section 541.410 of the zoning code, in the OTC district, 9 spaces are required per dwelling unit. Based on the 123 residential units proposed for the development, a total of 111 parking spaces would be required. The applicant proposes to provide a total of 104 parking spaces for the proposed development within a single-story underground parking garage and within the surface parking lot on the premises which would not meet the minimum requirements. The applicant has requested an alternative under the FUD to address this deficiency. The proposal also includes parking for 10 bicycles outside of the structure as well as a large bicycle storage area within the basement of the underground parking garage. Adequate parking has been provided for the proposed development.
The undersigned does hereby certify that the information furnished in this Environmental Assessment is true and accurate to the best of their knowledge:							
Certification							
Signature of City official/Date							
Attach evidence that required actions have been taken.							

11/22/11

Adrian D. Jara

Adrian D. Jara, Senior Planner

**ATTACHMENT 2**

**Project description, site map, photos and approved plans**

**CPED MULTIFAMILY HOUSING DEPARTMENT**  
**Affordable Housing Inventory Project Data Worksheet**

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**Project Status**  
Proposed: 8/28/2008  
Approved: ☒  
Closed: ☐  
Complete: ☐

**Impaction**  
☒ Non-Impacted  
☐ Impacted

**Occupancy**  
☒ Rental  
☐ Ownership

Project Name: Dunwoody Apts  
Main Address: 110 18th St E  
Project Aliases: Dunwoody Flats  
Additional Addresses:  
Ward: 6 Neighborhood: Stevens Sq-Loring Hts

Housing Production and Affordability										
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT	
	0BR	9		0BR	0	7	0	0	2	
	1BR	90		1BR	0	18	0	0	72	
	2BR	24		2BR	0	0	0	0	24	
	3BR	0		3BR	0	0	0	0	0	
	4+BR	0		4+BR	0	0	0	0	0	
	TOT	123		TOT	0	25	0	0	98	

Shelter Units:  + Conversion Units: 123  
Section 8:

Project Activity	Development	Household
<input checked="" type="checkbox"/> New Construction	<input checked="" type="radio"/> Apartment/Condo	<input checked="" type="checkbox"/> General
<input type="checkbox"/> Rehabilitation	<input type="radio"/> Townhome	<input type="checkbox"/> Family w/Children
<input type="checkbox"/> Stabilization	<input type="radio"/> Coop	<input type="checkbox"/> Senior
<input type="checkbox"/> Preservation	<input type="radio"/> Shelter	<input type="checkbox"/> Single
Year Built: <input type="text"/>	<input type="radio"/> Transitional	<input type="checkbox"/> Special Needs
	<input type="radio"/> Scattered Site/Other	<input type="checkbox"/> Homeless

**GENERAL INFORMATION**

Dunwoody Apartments is a proposed substantial rehab of an existing 4-story hospital building, originally constructed in 1910. The building is currently vacant, but originally housed the first Abbott hospital in Minneapolis, and is in the process of being listed on the National Register of Historic Places. Once rehabilitated, the building will contain 123 rental apartments, including studio, 1BR, and 2BR units.

Gateway Commons, LLC acquired the site in 2005 and has been working to stabilize the building and secure historic tax credits. The project has received its Part II approval from the National Park Service. The building is also expected to include space for 1-2 commercial tenants, along the East 18th Street frontage.

**Partnership:** Gateway Commons, LLC

**Developer Contact:**

Swami Palanisami  
Palanisami & Associates  
5661 International Pkwy  
Minneapolis, MN 55428-  
Phone: (763) 504-5301 ext  
Fax: (763) 533-9586  
swami.engineer@palanisami.com

**Owner Contact:**

Swami Palanisami  
Palanisami & Associates  
5661 International Pkwy  
Minneapolis, MN 55428-  
Phone: (763) 504-5301 ext-  
Fax: (763) 533-9586  
swami.engineer@palanisami.com

**Contact Information:**

**Consultant:**

Heidi Rathmann  
Ponterre Group, LLC  
4554 Zenith Ave S  
Minneapolis, MN 55410-  
Phone: (612) 722-0729 ext-  
Fax: (612) 722-0729  
hrathmann@ponterregroup.com

**Contractor:**

To Be Determined

Phone: ext-  
Fax:

**Architect:**

Mina Adsit  
Adsit Architecture & Planning  
3101 Franklin Ave E  
Minneapolis, MN 55406-  
Phone: (612) 343-8013 ext-  
Fax: (612) 339-0976

**Property Manager:**

To Be Determined  
Phone: ext-  
Fax:

**Support Services:**

**CPED Coordinator:**

Amy Geisler  
CPED  
105 5th Ave S Suite 200  
Minneapolis, MN 55401-  
Phone: (612) 673-5266 ext-  
Fax: (612) 673-5259  
amy.geisler@ci.minneapolis.mn.us

**CPED Legal:**

Ruben Acosta  
Phone: (612) 673-5052 ext-  
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**CPED Support Coordinator**

Connie Green  
Phone: (612) 673-5234 ext-  
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**CPED Rehab:**

Dalene Lenneman  
Phone: (612) 673-5254 ext-  
Fax: (612) 673-5207

**MPLS Affirmative Action**

**CPED MULTIFAMILY HOUSING DEPARTMENT**  
**Affordable Housing Inventory Project Data Worksheet**

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Project Status	
Proposed:	8/28/2008
Approved:	<input checked="" type="checkbox"/>
Closed:	
Complete:	

Impactation	
<input checked="" type="radio"/> Non-Impacted	
<input type="radio"/> Impacted	

Occupancy	
<input checked="" type="radio"/> Rental	
<input type="radio"/> Ownership	

Project Name:	Dunwoody Apts
Main Address:	110 18th St E
Project Aliases:	Dunwoody Flats
Additional Addresses:	
Ward:	6
Neighborhood:	Stevens Sq-Loring Hts

Project Activity	
<input checked="" type="checkbox"/> New Construction	
<input type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	

Development	
<input checked="" type="radio"/> Apartment/Condo	
<input type="radio"/> Townhome	
<input type="radio"/> Coop	
<input type="radio"/> Shelter	
<input type="radio"/> Transitional	
<input type="radio"/> Scattered Site/Other	

Household	
<input checked="" type="checkbox"/> General	
<input type="checkbox"/> Family w/Children	
<input type="checkbox"/> Senior	
<input type="checkbox"/> Single	
<input type="checkbox"/> Special Needs	
<input type="checkbox"/> Homeless	

**Housing Production and Affordability**

<b>UNIT COMPOSITION</b>	<u>UNIT</u>	<u>QTY</u>	<b>UNIT AFFORDABILITY</b>	<u>UNIT</u>	<u>&lt;30%</u>	<u>&lt;50%</u>	<u>&lt;60%</u>	<u>&lt;80%</u>	<u>MKT</u>
	<b>0BR</b>	9		<b>0BR</b>	0	7	0	0	2
	<b>1BR</b>	90		<b>1BR</b>	0	18	0	0	72
	<b>2BR</b>	24		<b>2BR</b>	0	0	0	0	24
	<b>3BR</b>	0		<b>3BR</b>	0	0	0	0	0
	<b>4+BR</b>	0		<b>4+BR</b>	0	0	0	0	0
	<b>TOT</b>	123		<b>TOT</b>	0	25	0	0	98

Shelter Units:

+ Conversion Units: 123

Section 8:

**USES AND PERMANENT SOURCES**

**Project Uses:**

Land:	\$3,058,787.00
Construction:	\$11,545,961.00
Construction Contingency:	\$1,154,596.00
Construction Interest:	\$399,339.00
Relocation:	\$0.00
Developer Fee:	\$991,500.00
Legal Fees:	\$30,000.00
Architect Fees:	\$616,500.00
Other Costs:	\$1,278,873.00
Reserves:	\$480,000.00
Non-Housing:	\$0.00
TDC:	\$19,555,556.00
TDC/Unit:	\$158,988.26

**Financing Notes:**

Other costs include costs associated with environmental remediation, sewer & water access charges, and financing costs.

**Project Permanent Sources:**

Source / Program	Amount	%	Term	Committed
	\$5,184,000.00			
Syndication Proceeds (Historic)				
HUD 221(d)(4)	\$9,600,000.00			
CPED AHIF	\$875,000.00			
City of Minneapolis TIF	\$1,600,000.00			
Hennepin County TOD	\$361,500.00			5/3/2011
Hennepin County AHIF	\$275,000.00			
	\$465,000.00			
Deferred Dev Fee				
	\$539,056.00			3/16/2011
GP Loan				
Hennepin County ERF	\$494,400.00			5/1/2008
Met Council TBRA	\$161,600.00			5/1/2008
<b>TDC:</b>	<b>\$19,555,556.00</b>			

## ***Gateway Commons LLC***

### ***Dunwoody Apartments***

110 18<sup>th</sup> Street East  
Minneapolis, MN 55403

#### **Owner:**

Gateway Commons LLC  
5661 International Parkway  
Minneapolis, MN 55428  
763-533-9403(ph)  
763-533-9586(fax)

#### **Description:**

Year purchased: 2005  
Acreage: 1.71 acres  
Zoning: OR3 District (Institutional Office Residential)  
PID#: 2702924430001  
County: Hennepin County  
Block/Addition: Block 15, Jackson, Daniels, Whitneys addition to city of Minneapolis  
Parcels 1 to 4 and 8 to 14  
Recorded: Torrens property  
Ward: 6  
Councilman: Robert Lilligren (612-673-2206)  
Robert.lilligren@ci.minneapolis.mn.us  
Neighborhood: Stevens Square Neighborhood Organization  
Steve Gallagher (612-874-2840)  
Steven.gallagher3@gmail.com

#### **Building Summary:**

# of floors: 4 (plus basement and sub-basement-partial)  
Building Height: 43 ft (plus mechanical penthouse)  
Gross Sf 147,045 sf-existing  
Footprint sf 36,990 sf

#### **Building**

#### **Year Built:**

#### **Design Team:**

Abbott Hospital:	1910	Channing Whitney Architects	1910
Janney Addition:	1920	William Kenyon, Maurice F Maine Architects	1920
Janney Pavilion:	1938	no plans available	
Wyman Addition:	1938	no plans available	
Wyman 18 <sup>th</sup> Entry:	1957	Magney, Tusler & Setter Architects & Engineers	1957
Stevens Addition:	1957	Magney, Tusler & Setter Architects & Engineers	1957
Plaza Deck/Mech:	1966	Setter, Leach & Lindstrom Architects & Engineers	1966

#### **Neighborhood:**

The property is located southwest of downtown Minneapolis. Interstate 94 is north of the property and separates the site from the Minneapolis Convention Center by two blocks. The property is located in the Historic Stevens Square Community. The Stevens Square Park is adjacent to the site. The Minneapolis Institute of Art is located six blocks south. The Nicollet Avenue (one block to the west) street car rail line is in the planning stages and expected to take 5 years

5661 International Parkway  
Minneapolis, MN 55428

763-533-9403(ph)

763-533-9586(fax)

## ***Gateway Commons LLC***

### **Overview:**

Dunwoody Apartments is the substantial renovation of the Historic Abbott Hospital. The project will consist of the conversion of the existing buildings into 123 unit multi-family rental apartments. There shall be nine(9) studio/1 bathroom units, ninety(90) 1 bedroom /1 bathroom units, twenty (20) 2 bedroom/1 bathroom units, three(3) 2 bedroom units which will have 1 ½ bathrooms and one(1) 2 bedroom unit that will have 2 bathrooms. Included are three (3) ADA units.

### **Parking:**

Basement parking (40 spaces)  
Plaza parking ( 24 spaces )  
Surface lot parking (40 spaces )

### **Basement Parking:**

Renovations are to include the removal of the surface loading dock plaza topping, structural slab and concrete columns. Access to lower parking will be by the addition of the ramp and cantilever retaining wall that parallels the foundation. The boiler sub-basement shall be in-filled with granular material and concrete paving.

The structural work at the plaza parking is to include the addition of masonry bearing walls in the basement and the installation of precast double tees (full span), hot applied waterproofing and concrete paving. Concrete curbs are installed at the upper perimeter.

### **Exterior removals:**

Non contributing one story additions on the north elevation are to be removed for the construction of the surface entrance plaza. Construction is of clear span precast plank, supported by masonry partitions, waterproofing and concrete topping. The open air plaza features brick pavers, raised precast and cast in place planting beds, patio furniture and gas grill. Light bollards are placed throughout to accentuate the spaces. Bike racks are located at two locations on the plaza.

The exterior brick surfaces of the Historic building shall be cleaned. Tuckpointing of joints, replacement of stone window sills and the infill of non-contributing through wall mechanical units are in line with recommendations of the State Historic Preservation Office. Street level windows are added along Stevens Avenue by the removal of the existing brick. Installation of new windows are included at previously infill locations as well as the repair of the windows to remain.

### **Interior renovations:**

Non-load bearing clay tile partitions are to be removed at the interior to enlarge the unit spaces by the conversion of two single wards into one living space. Corridor clay tile partitions with cement plaster are to remain and patched. Interior unit remodeling includes the addition of gyp board partitions, doors, cabinetry, appliances and finishes.

A laundry room is included on each floor for the residents. A fitness room as well as storage areas are provided in the basement area.

5661 International Parkway  
Minneapolis, MN 55428

## ***Gateway Commons LLC***

### **Exterior Additions/Renovations:**

At the location of the removal of non-contributing kitchen addition and single story masonry additions, removed as part of select demolition, a new entry is included as well as the metal stud framing and face brick at the connection links at the open courtyard.

### **Conveyances:**

The existing complex has five elevators, two of which will be abandoned, removed and in-filled and the other three are to be replaced with new five stop hydraulic elevators

### **Electrical:**

A new electrical service is provided to the building. The transformer is located in the parking lot landscaped island and screened with ornamental fencing. Four meter rooms are located throughout the basement for distribution. Each tenant space shall have its own electrical meter and costs for usage are by the tenant. Phone, television and internet connections are also provided to each unit.

### **Mechanical:**

#### **1. Storm Sewer:**

A new storm sewer system is added to collect and drain surface runoff from the site. As part of the Storm water Management Program and storm water/sanitary separation, runoff is directed and held in the infiltration bed located along the north property of the surface parking. Water is diverted to the granular material filled bed to allow for the percolation of the water into the sub-grade. This system reduces the amount of runoff and prevents contaminants from entering the city storm sewer system.

#### **2. Plumbing:**

Re-connections of the existing water and sewer service at the point of entry are to be made. The plumbing system within the buildings will be new. Hot water needs are provided by the addition of four boiler heated tanks located in mechanical penthouse.

#### **3. Fire Sprinklers:**

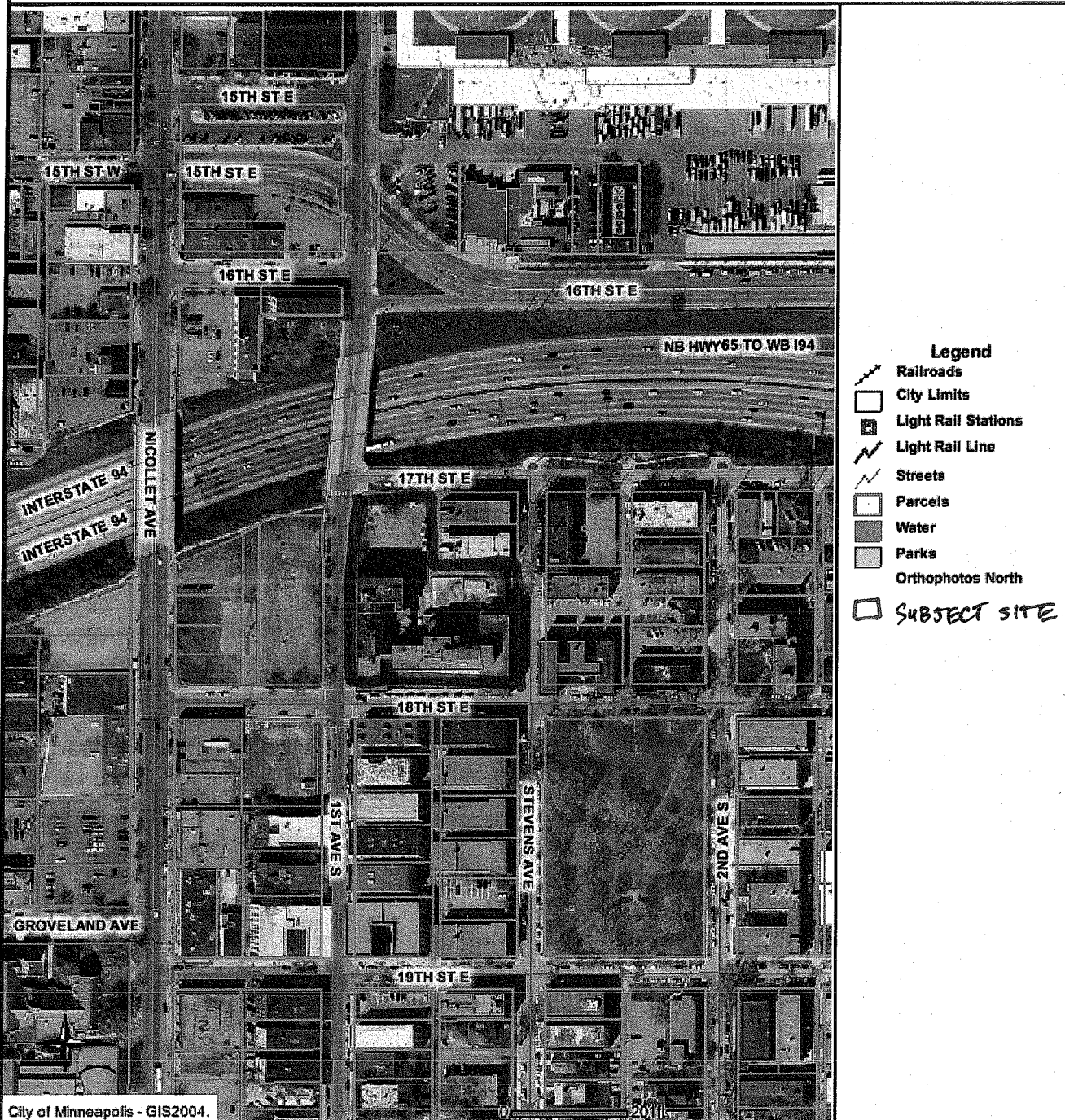
Fire protection will be provided throughout by the construction of new distribution piping and new sprinkler heads in all units and common areas.

#### **4. Heating and Cooling:**

A two pipe system will be employed that consists of gas fire boilers for heating(3 ea) and the chiller located in the mechanical penthouse. Water is circulated throughout the complex. At the units, the heat pump is located in the ceiling spaces in the toilet. Ducted air is distributed within the unit. Ductwork is concealed within gyp soffits.



## Site Map - Dunwoody Apartments - 110 E. 18th Street



DISCLAIMER : This is a product of the City of Minneapolis GIS Business Services. The information depicted here has been developed by the City of Minneapolis with cooperation from other agencies. The City of Minneapolis expressly disclaims responsibility for damages or liability that may arise from the use of this map.

PROPRIETARY INFORMATION: Any resale of this information is prohibited, except in accordance with a licensing agreement.



GIS Business Services  
331 2nd Ave. S. Ste. 220  
Minneapolis, MN 55401  
612-673-2040

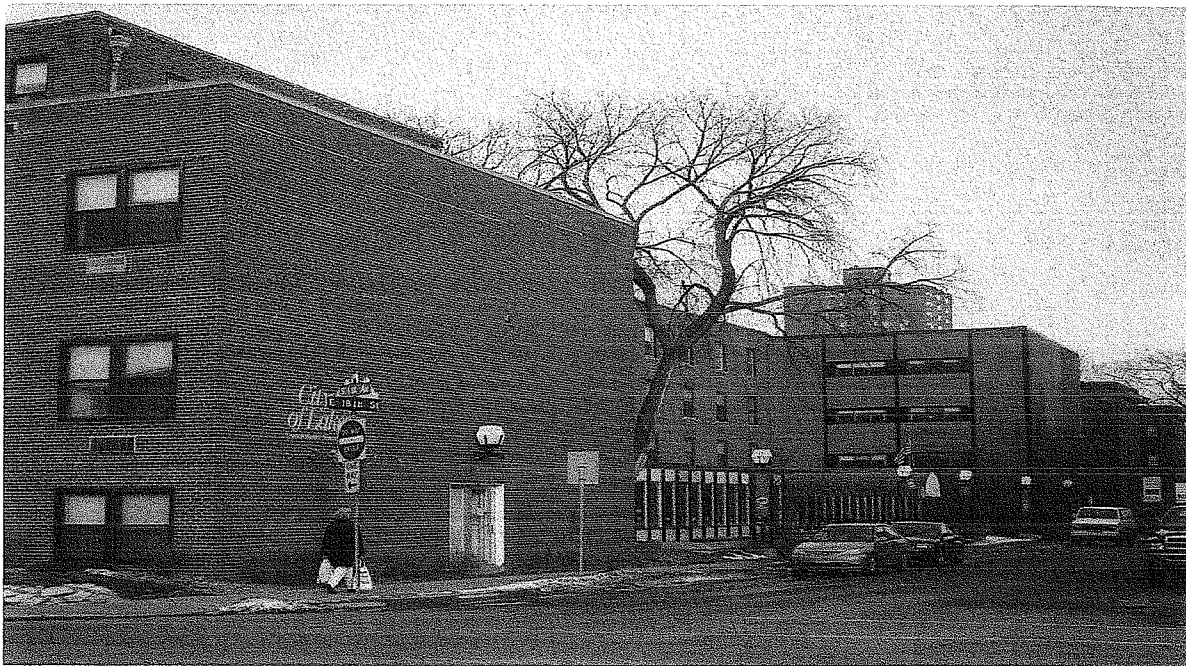


## *Gateway Commons LLC*

Existing building photos



1<sup>st</sup> Avenue South, Original Historic Abbott Hospital (1910) and Janney Addition (1920)



18<sup>th</sup> Street East and 1<sup>st</sup> Ave South (Janney Pavilion 1954 addition)

5661 International Parkway  
Minneapolis, MN 55428

763-533-9403(ph)

763-533-9586(fax)

*Gateway Commons LLC*



West Elevation along 1<sup>st</sup> Avenue South



North Elevation of the Janney Addition (1920)

5661 International Parkway  
Minneapolis, MN 55428

763-533-9403(ph)

763-533-9586(fax)

*Gateway Commons LLC*



North elevation Wyman Addition (1938) to become the main entry to Dunwoody Apartments



Stevens Avenue Addition (1957)

5661 International Parkway  
Minneapolis, MN 55428

763-533-9403(ph)

763-533-9586(fax)

*Gateway Commons LLC*



18<sup>th</sup> Street East (South elevation, one story addition to the Wyman Addition-1958)

5661 International Parkway  
Minneapolis, MN 55428

763-533-9403(ph)

763-533-9586(fax)

## *Gateway Commons LLC*

Classic architectural details to be restored in the rehab of the structures



Removal of the throughwall ac units and patching to match the stone sills and brick



5661 International Parkway  
Minneapolis, MN 55428

763-533-9403(ph)

763-533-9586(fax)

## *Gateway Commons LLC*



Brick and stone cleaning, tuckpointing of mortar joints and restoration of the the window units is in keeping with the original design intent of the historic structures

5661 International Parkway  
Minneapolis, MN 55428

763-533-9403(ph)

763-533-9586(fax)

*Gateway Commons LLC*



Architectural details of the 1920's will be maintained and restored

5661 International Parkway  
Minneapolis, MN 55428

763-533-9403(ph)

763-533-9586(fax)

*Gateway Commons LLC*



Restoration of the brick arches is included in the exterior brick repair scope

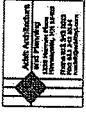
5661 International Parkway  
Minneapolis, MN 55428

763-533-9403(ph)

763-533-9586(fax)







**PALMSIDE & ASSOCIATES**  
CONSULTING ENGINEERS  
2001 Peachtree St., Suite 1000  
Atlanta, GA 30309  
Tel: 404.525.1234  
Fax: 404.525.1235

**STEEN**  
ARCHITECTS  
1000 Peachtree St., Suite 1000  
Atlanta, GA 30309  
Tel: 404.525.1234  
Fax: 404.525.1235

Project No.	1000000000
Client	ADRI ASSOCIATES, INC.
Project Name	1000000000
Project Address	1000000000
Project City	1000000000
Project State	1000000000
Project Zip	1000000000
Project Date	1000000000
Project Status	1000000000
Project Description	1000000000
Project Notes	1000000000
Project Contact	1000000000
Project Phone	1000000000
Project Fax	1000000000
Project Email	1000000000
Project Website	1000000000
Project Social Media	1000000000
Project Other	1000000000



**DWTS APARTMENTS**  
1000000000  
ATLANTA, GA 30309

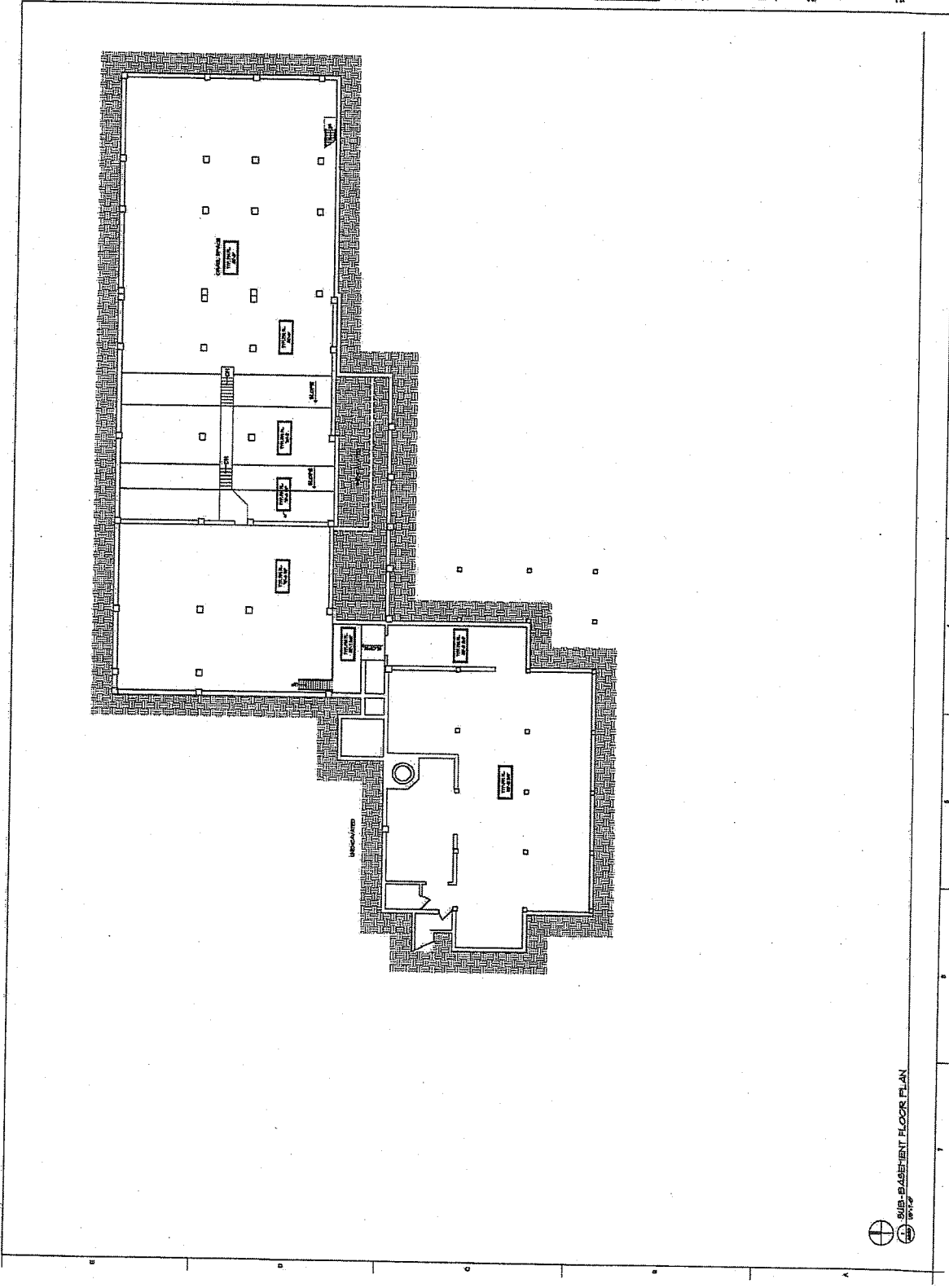
**GENERAL**  
**LAND USE**  
**APPLICATION**

Sheet Title

**SUB-BASEMENT**  
**FLOOR PLAN**

Sheet Number

**A0.90**



⊕ SUB-BASEMENT FLOOR PLAN  
1000000000

**AKA Architects**  
Architects  
1000 Broadway, Suite 1000  
New York, NY 10003  
Tel: 212-691-1000  
Fax: 212-691-1001  
www.akaarchitects.com

**MAHARAJ & ASSOCIATES**  
CONSULTING ENGINEERS  
1000 Broadway, Suite 1000  
New York, NY 10003  
Tel: 212-691-1000  
Fax: 212-691-1001  
www.maharaj.com

**STEEN**  
ARCHITECTS  
1000 Broadway, Suite 1000  
New York, NY 10003  
Tel: 212-691-1000  
Fax: 212-691-1001  
www.steenarchitects.com

Project Name	1000 Broadway
Project No.	1000
Client	1000 Broadway LLC
Architect	AKA Architects
Engineer	MAHARAJ & ASSOCIATES
Interior Designer	STEEN ARCHITECTS
Contractor	1000 Broadway LLC
Project Date	10/1/2010



**1000 APARTMENTS**  
1000 BROADWAY  
NEW YORK, NY 10003

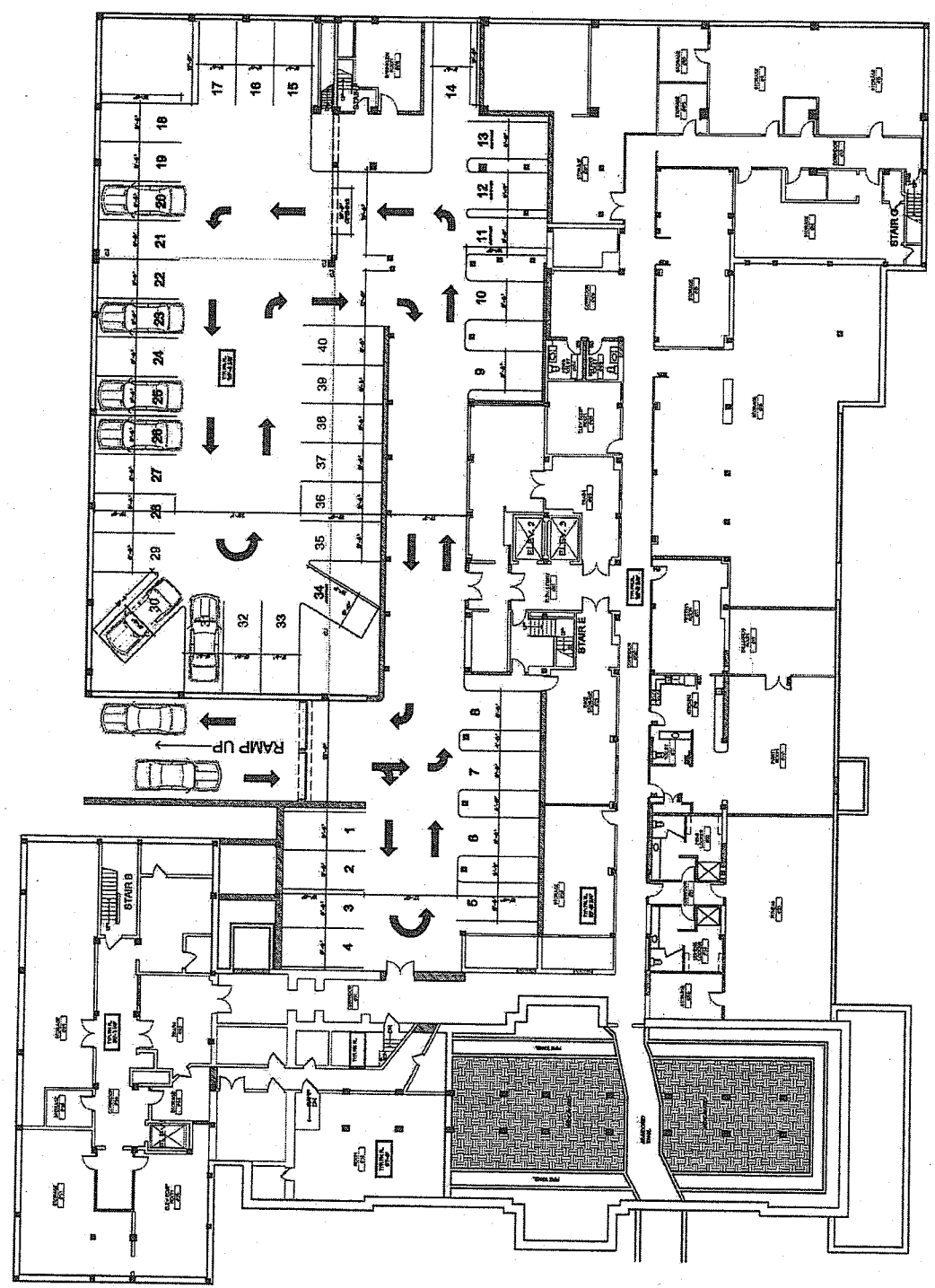
**GENERAL  
LAND USE  
APPLICATION**

Sheet Title

**BASEMENT  
FLOOR PLAN**

Sheet Number

**A1.00**



① BASEMENT FLOOR PLAN  
10/1/2010



JAMISON & ASSOCIATES  
ARCHITECTS  
110 WEST STREET, SUITE 200  
BOSTON, MA 02108  
TEL: 617.552.1234  
FAX: 617.552.1235  
WWW.JAMISON-ARCHITECTS.COM

STEEN  
ARCHITECTS  
110 WEST STREET, SUITE 200  
BOSTON, MA 02108  
TEL: 617.552.1234  
FAX: 617.552.1235  
WWW.STEEN-ARCHITECTS.COM

Project No.	100-100000000
Project Name	110 WEST STREET, SUITE 200
Project Address	110 WEST STREET, SUITE 200
Project City	BOSTON, MA 02108
Project State	MA
Project Zip	02108
Project Date	10/1/2000
Project Description	GENERAL LAND USE APPLICATION
Project Status	IN PROGRESS
Project Owner	110 WEST STREET, SUITE 200
Project Architect	JAMISON & ASSOCIATES
Project Engineer	STEEN ARCHITECTS
Project Designer	JAMISON & ASSOCIATES
Project Draftsman	STEEN ARCHITECTS
Project Checker	JAMISON & ASSOCIATES
Project Approver	STEEN ARCHITECTS



DIVISION OF PERMITTING  
110 WEST STREET, SUITE 200  
BOSTON, MA 02108

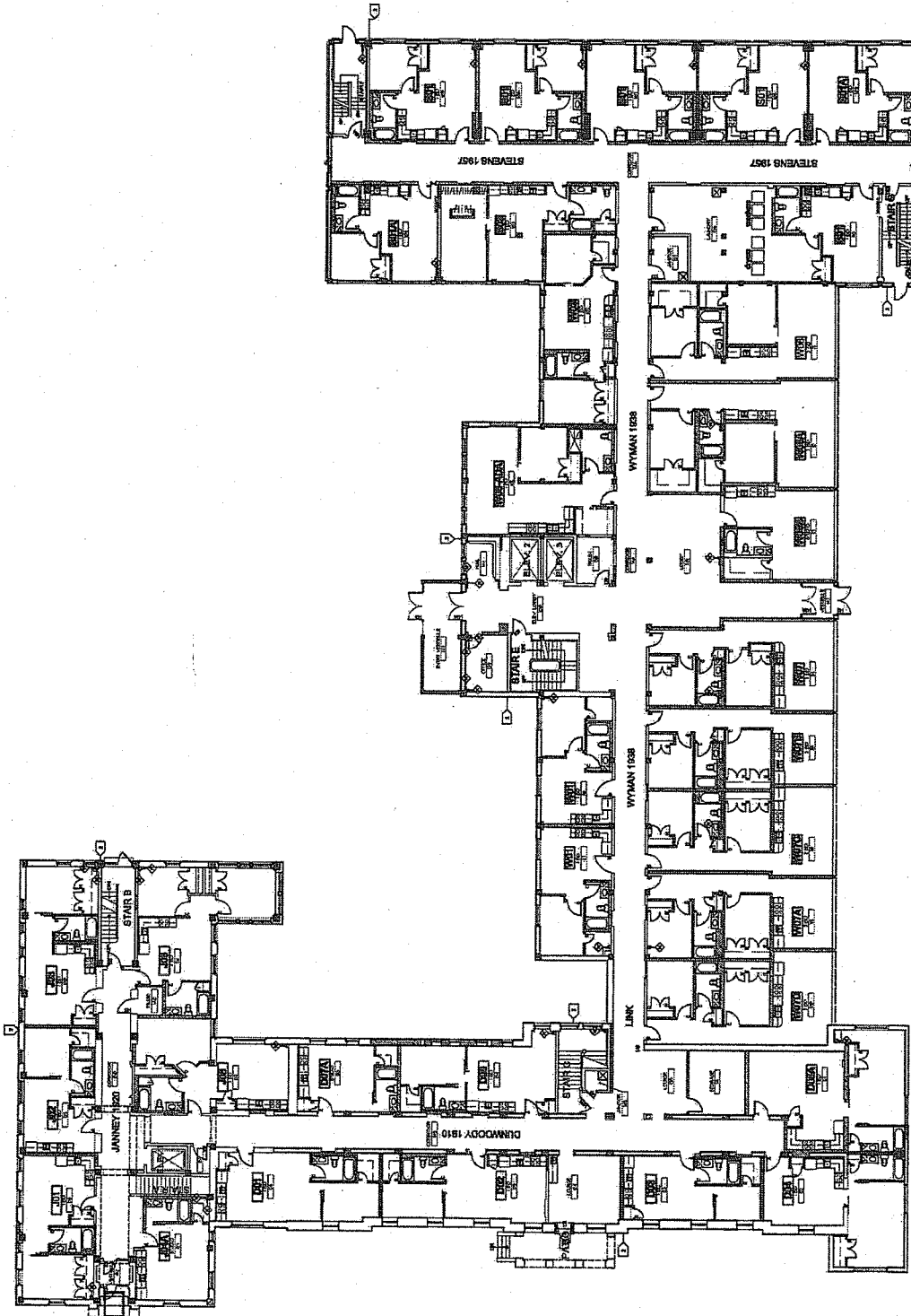
GENERAL  
LAND USE  
APPLICATION

Sheet No.

FIRST  
FLOOR PLAN

Scale

A1.01



FIRST FLOOR PLAN  
110 WEST STREET, SUITE 200





**WILLIAMS & ASSOCIATES  
CONSULTING ENGINEERS**  
541 International Parkway  
Birmingham, AL 35226  
205/323-1010 (FAX) 205/323-1000

# SEEN

**PROCESSED BY THE**  
U.S. DEPARTMENT OF JUSTICE  
**INVESTIGATIVE DIVISION**

**Effect of the Year**

[illegible]

15TH STREET EAST  
URBANA, ILL. 61803

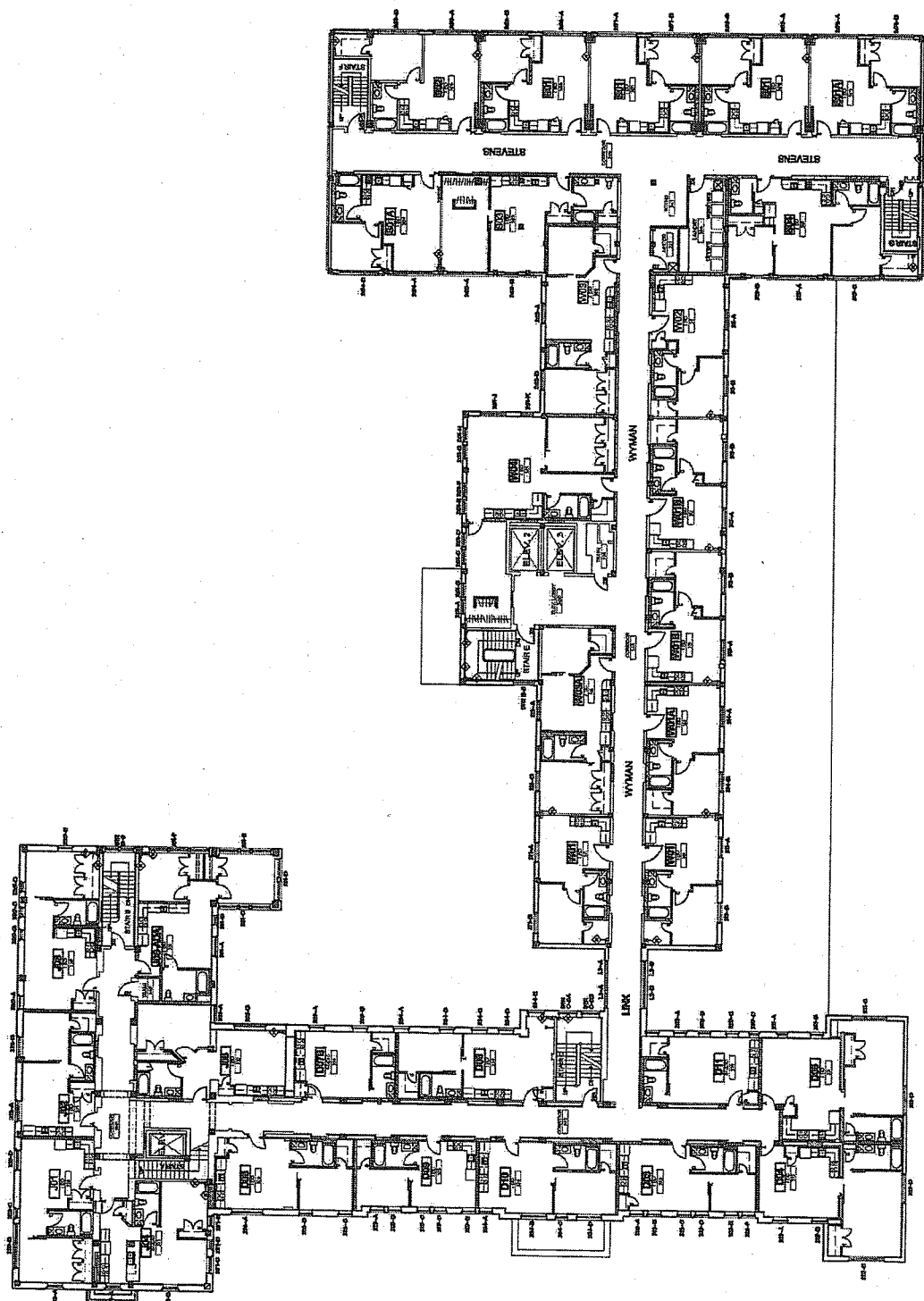
## GENERAL AND USE APPLICATION

**Yds**  
=====

**WFFD  
FLOOR PLAN**

Member

1.03



① AT JAMB THIRD FLOOR PLAN 10' x 11'-0"

41.03



PARK ASSOCIATES, INC.  
1000 PARK AVENUE, SUITE 1000  
NEW YORK, NY 10022  
TEL: 212-692-1000  
FAX: 212-692-1001

**STEEN**  
ARCHITECTS  
1000 PARK AVENUE, SUITE 1000  
NEW YORK, NY 10022  
TEL: 212-692-1000  
FAX: 212-692-1001

Project:	1000 Park Avenue
Client:	1000 Park Avenue
Architect:	Steen Architects
Engineer:	Steen Architects
Interior Designer:	Steen Architects
Contractor:	Steen Architects
Phase:	Phase 1
Scale:	1/8" = 1'-0"
Notes:	1. This drawing is for the 4th floor of the 1000 Park Avenue building. It shows the layout of the 4th floor, including the stairs, elevators, and common areas.
Revisions:	
Drawn By:	Steen Architects
Checked By:	Steen Architects
Project Title:	1000 Park Avenue



1000 PARK AVENUE  
1000 PARK AVENUE  
MANHATTAN, NY 10022

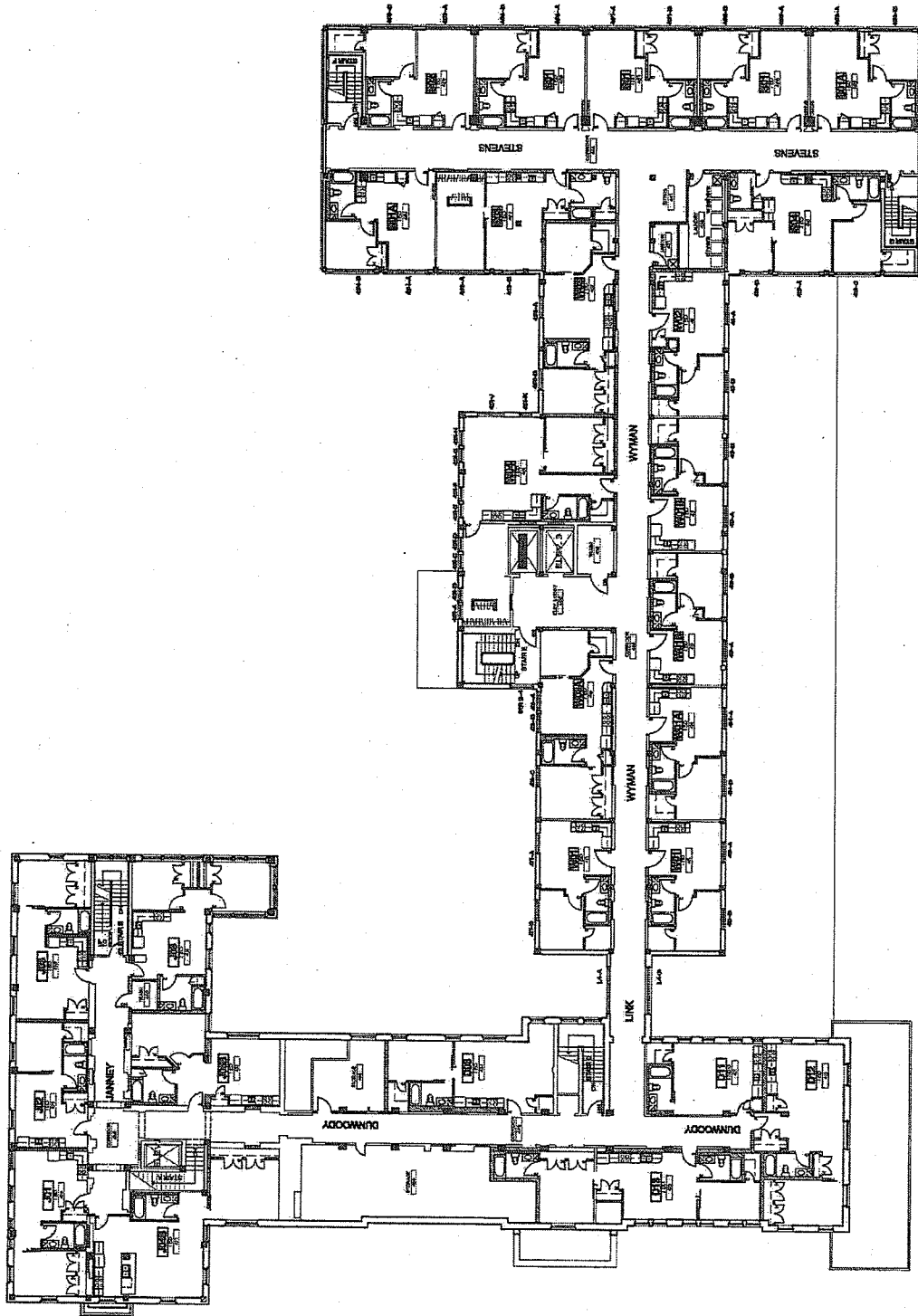
GENERAL  
LAND USE  
APPLICATION

Scale: 1/8" = 1'-0"

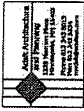
FOURTH FLOOR PLAN

Sheet Number

**A1.04**



FOURTH FLOOR PLAN  
1000 PARK AVENUE



**STEEN ENGINEERS, INC.**  
1000 N. 1st St., Suite 100  
Phoenix, AZ 85004  
Phone: (602) 254-1100  
Fax: (602) 254-1101  
Email: steen@steenengineers.com  
Website: www.steenengineers.com

Project Name	1000 N. 1st St. Project
Project No.	1000 N. 1st St. Project
Client	1000 N. 1st St. Project
Architect	1000 N. 1st St. Project
Engineer	1000 N. 1st St. Project
Contractor	1000 N. 1st St. Project
Construction	1000 N. 1st St. Project
Completion	1000 N. 1st St. Project
Drawn By	1000 N. 1st St. Project
Checked By	1000 N. 1st St. Project
Approved By	1000 N. 1st St. Project
Date	1000 N. 1st St. Project
Scale	1000 N. 1st St. Project
Notes	1000 N. 1st St. Project

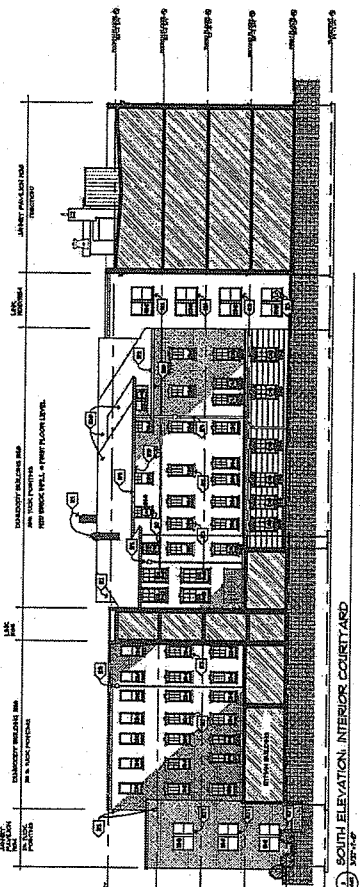
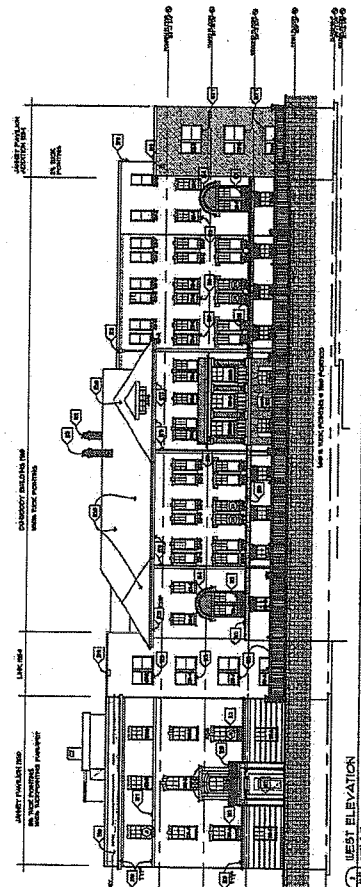
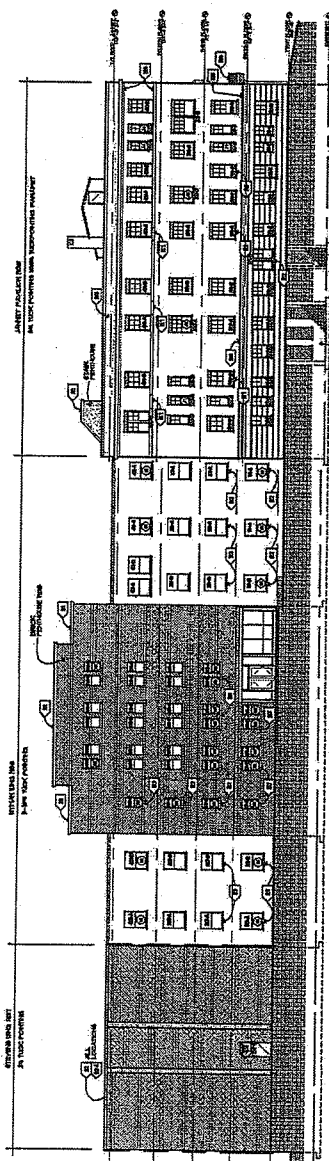


**DIVISION**  
1000 N. 1st St. Project  
ARCHITECTURAL, ART 5500

**GENERAL**  
1000 N. 1st St. Project  
APPLICATION

**BUILDING**  
1000 N. 1st St. Project  
ELEVATIONS

**Sheet Title**  
1000 N. 1st St. Project  
A3.01

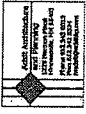


**EXTERIOR GENERAL NOTES**

1. EXTERIOR FINISHES SHALL BE AS SHOWN ON THE DRAWINGS. FINISHES SHALL BE APPLIED TO THE EXTERIOR SURFACES OF THE BUILDING.
2. EXTERIOR FINISHES SHALL BE APPLIED TO THE EXTERIOR SURFACES OF THE BUILDING.
3. EXTERIOR FINISHES SHALL BE APPLIED TO THE EXTERIOR SURFACES OF THE BUILDING.
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**EXTERIOR KEY NOTES**

1. EXTERIOR FINISHES SHALL BE AS SHOWN ON THE DRAWINGS. FINISHES SHALL BE APPLIED TO THE EXTERIOR SURFACES OF THE BUILDING.
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10. EXTERIOR FINISHES SHALL BE APPLIED TO THE EXTERIOR SURFACES OF THE BUILDING.



**PALANSHI & ASSOCIATES, INC.**  
1000 N. 10TH ST., SUITE 200  
MINNEAPOLIS, MN 55412  
TEL: 612-338-1111  
FAX: 612-338-1112  
WWW.PALANSHI.COM

**STEEN**  
1000 N. 10TH ST., SUITE 200  
MINNEAPOLIS, MN 55412  
TEL: 612-338-1111  
FAX: 612-338-1112  
WWW.STEEN.COM

Project Name	DUYS APARTMENTS
Project Address	110 LEXE STREET EAST MINNEAPOLIS, MN 55409
Project No.	
Client	
Architect	
Engineer	
Interior Designer	
Landscaper	
Other	
Scale	
Notes	
Revision	
Drawn By	
Checked By	
Project Title	



**DUYS APARTMENTS**  
110 LEXE STREET EAST  
MINNEAPOLIS, MN 55409

**GENERAL  
LAND USE  
APPLICATION**

Sheet No.

**EXTERIOR  
ELEVATIONS**

Sheet Name

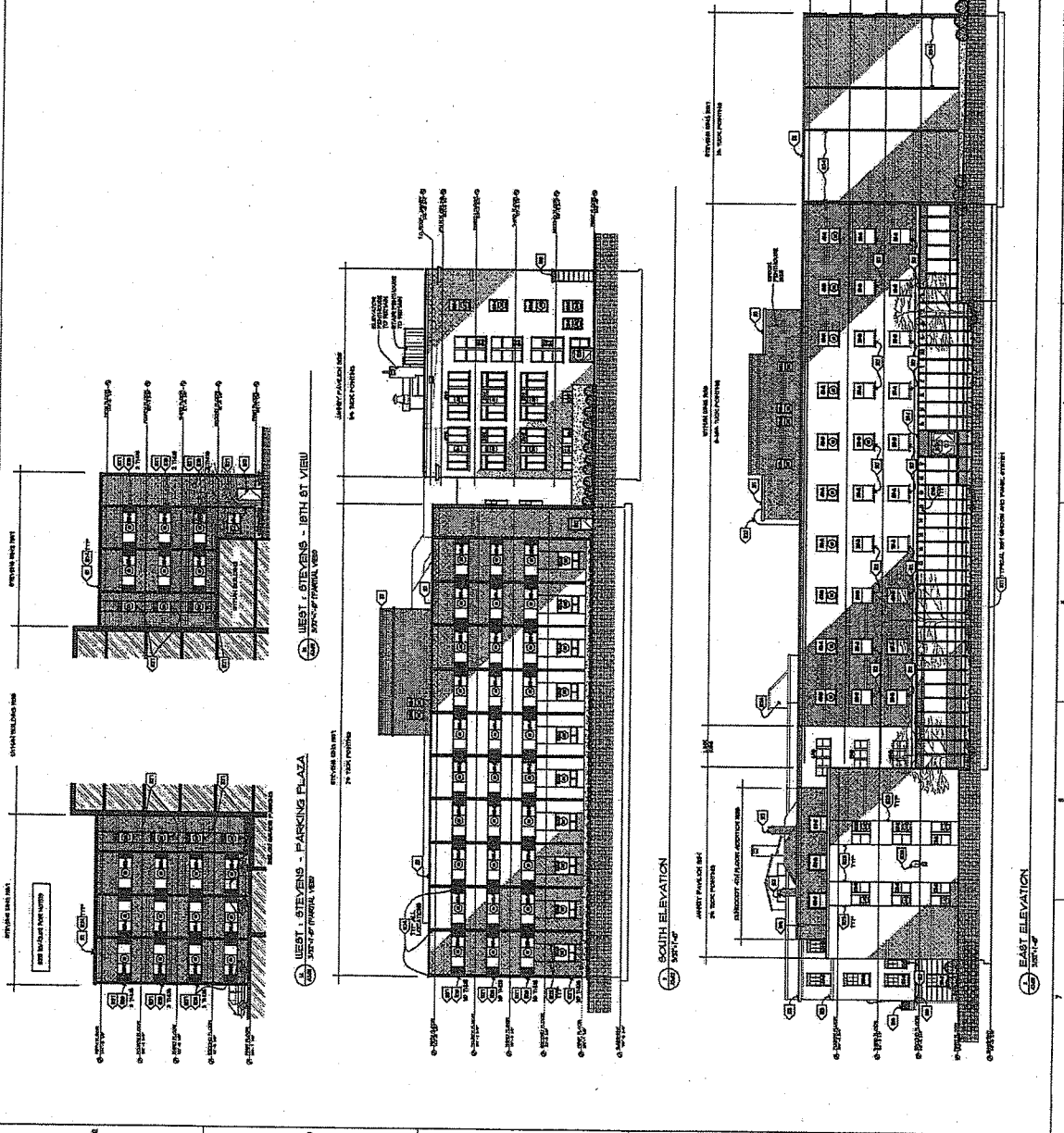
**A3.02**

**EXTERIOR GENERAL NOTES**

1. EXTERIOR FINISHES SHALL BE AS SHOWN ON THESE ELEVATIONS. FINISHES NOT SHOWN SHALL BE DETERMINED BY THE ARCHITECT.
2. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.
3. ALL MATERIALS SHALL BE MATCHED TO THE EXISTING BUILDING.
4. FINISHES SHALL BE MATCHED TO THE EXISTING BUILDING.
5. FINISHES SHALL BE MATCHED TO THE EXISTING BUILDING.
6. FINISHES SHALL BE MATCHED TO THE EXISTING BUILDING.
7. FINISHES SHALL BE MATCHED TO THE EXISTING BUILDING.
8. FINISHES SHALL BE MATCHED TO THE EXISTING BUILDING.
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10. FINISHES SHALL BE MATCHED TO THE EXISTING BUILDING.

**EXTERIOR KEY NOTES**

1. EXTERIOR FINISHES SHALL BE AS SHOWN ON THESE ELEVATIONS. FINISHES NOT SHOWN SHALL BE DETERMINED BY THE ARCHITECT.
2. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.
3. ALL MATERIALS SHALL BE MATCHED TO THE EXISTING BUILDING.
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8. FINISHES SHALL BE MATCHED TO THE EXISTING BUILDING.
9. FINISHES SHALL BE MATCHED TO THE EXISTING BUILDING.
10. FINISHES SHALL BE MATCHED TO THE EXISTING BUILDING.





**ATTACHMENT 3**  
**HPC & SHPO correspondence**

**City of Minneapolis**

[CPED Home](#) > [Heritage Preservation Commission Minutes](#) > 2008 Minutes

## **Minneapolis Heritage Preservation Commission Actions**

**Regular Meeting**

4:30 p.m., Tuesday, June 10, 2008

Room 317, City Hall  
350 South Fifth Street  
Minneapolis, MN 55415-1385

**Board Membership:** Mr. Chad Larsen, Ms. Amy Ollendorf, Ms. Denita Lemmon, Ms. Kathleen Anderson, Mr. John Crippen, Ms. Meghan Elliott, Mr. Kevin Kelley, Ms. Ginny Lackovic, Ms. Linda Mack, and Ms. Deborah Morse-Kahn.

**Committee Clerk:** Diana Armstrong, 612.673.2615

The meeting was called to order at 4:32 p.m.

Commissioners Anderson and Ollendorf were absent and excused from tonight's meeting.

Minutes were approved for the meeting held on May 20, 2008.

### **Public Hearings**

**For Presentation****1. 822 26<sup>th</sup> Ave NE, Potential Historic Resource, Ward 1**

Staff: Brian Schaffer, 612.673.2670

Demolition of an Historic Resource.

Staff Report: 26<sup>th</sup> Avenue NE

**ACTION:** Motion to **adopt** staff findings and **deny** the application for demolition of an historic resource property.

**2. 110 East 18<sup>th</sup> Street, Stevens Square Historic District, Ward 6**

Staff: Carol Ahlgren, 612.673.2847

Certificate of Appropriateness for rehabilitation at the former Abbott Hospital complex for conversion into apartments.

Staff Report: East 18<sup>th</sup> Street

110 18<sup>th</sup> Street E Certificate of No Change

Date received: 09/14/2010  
Received by: Chris Vrchota  
Date application complete: 09/14/2010  
Name of building: Dunwoody Apartments  
Historic District: Stevens Square  
BZH: 26664

Staff Findings and Comments:

1. The site is a contributing resource to the Stevens Square historic district.
2. The work constitutes minor changes to a previously approved Certificate of Appropriateness (BZH-25447) and is generally in keeping with the original approvals.
3. The changes from the originally approved work include the following:

**North Elevation:**

- Elevator penthouse on top of Janney addition was originally planned for demolition- it is now planned to remain.
- All other work is the same as original proposal.

**West Elevation:**

- All work in current proposal is the same as in the original proposal.

**East Elevation: Interior Courtyard:**

- All work in current proposal is the same as in the original proposal.

**West: Stevens: Parking Plaza:**

- Original proposal called for removal of "ribbon windows" on 2<sup>nd</sup>-4<sup>th</sup> floors, replacement with similar style windows that were 1-foot taller. Current proposal is to rehabilitate existing windows. This is at the direction of the National Park Service.
- All other work is the same as original proposal.

**West: Stevens: 18<sup>th</sup> Street View:**

- Original proposal called for removal of "ribbon windows" on 2<sup>nd</sup>-4<sup>th</sup> floors, replacement with similar style windows that were 1-foot taller. Current proposal is to rehabilitate existing windows. This is at the direction of the National Park Service.
- Current proposal includes one additional window on the 1<sup>st</sup> floor, next to the existing door.
- All other work is the same as original proposal.

**East Elevation: View From Stevens Avenue S:**

- 4 new windows to be installed on the 1<sup>st</sup> floor reduced in size from original proposal, at the direction of the National Park Service.
- All other work is the same as original proposal.

**South Elevation: View From 18<sup>th</sup> Street S:**

- Original plans called for 6 sets of side-by-side windows (2 sets per story) to be cut into the south face of the Janney Pavilion. Current proposal omits all window additions, at the direction of the National Park Service.
- The door on the Janney Pavilion will be rehabilitated rather than removed and in filled, at the direction of the National Park Service.
- All other work is the same as original proposal.

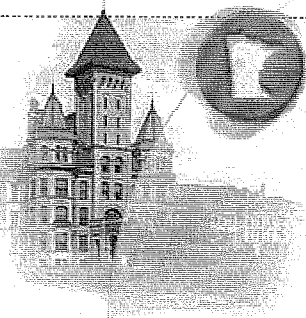
**Conditions of Approval**

1. No other work is approved.
2. Any changes or additions to the work being done shall be reviewed by staff.
3. These approvals shall be valid for one year from the date of approval.

Reviewed by: Chris Vrchota

Date Approved: 9/28/10

Date Denied: \_\_\_\_\_



- [HOME](#)
- [SEARCH FOR A PROPERTY](#)
- [FAQ](#)

**Abbot Hospital**

(individually listed on national register)

**Historic District:** Stevens Square Historic District

**County:** Hennepin

**Address:** 110 East Eighteenth St.

**City or Township:** Minneapolis

**Architect:** William Channing Whitney

**Style:** Classical Revival

**National Register Contribution:** Y

**Date:** 1910

Minnesota Historical Society 345 W. Kellogg Blvd., St. Paul, MN 55102-1906 651-259-3000 Copyright © 2009  
Send questions/comments to [Webmaster@mnhs.org](mailto:Webmaster@mnhs.org)



14 June 2011

P. Palanisami, President  
Gateway Commons LLC  
5661 International Parkway  
Minneapolis, Minnesota 55428-3046

Re: Historic Structure Rehabilitation State Tax Credit Application for Abbott Hospital,  
110 18<sup>th</sup> Street East, Minneapolis; Tax Project # 21675

Dear P. Palanisami:

Enclosed please find the Allocation Certificate for the Historic Structure Rehabilitation State Tax Credit project for Abbott Hospital, 110 18<sup>th</sup> Street East in Minneapolis.

We received notice from the National Park Service last week that the property was listed in the National Register of Historic Places on June 1, 2011. With the Register designation in place, we are now able to issue the Allocation Certificate for your project.

We look forward to continuing to work with you as the rehabilitation of the building is completed. If you need further assistance, please do not hesitate to contact me at [britta.bloomberg@mnhs.org](mailto:britta.bloomberg@mnhs.org) or 651-259-3466.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Britta L. Bloomberg'.

Britta L. Bloomberg  
Deputy State Historic Preservation Officer

Enclosure

**MINNESOTA HISTORICAL SOCIETY  
STATE HISTORIC PRESERVATION OFFICE**

**Historic Structure Rehabilitation State Tax Credit**

**Allocation Certificate**

MN SHPO has received notice from the National Park Service (NPS) of their determination for Part 2 certification for project number 21675.

NPS Certification contains special conditions to be met in order for work to qualify: Yes / No

The Abbott Hospital (historic name of property) at 110 – 18<sup>th</sup> Street E., Minneapolis, MN is a "certified historic structure" as defined in section 47(c)(3)(A) of the Internal Revenue Code and is eligible for a federal credit under section 47(a)(2) of the Internal Revenue Code provided the work meets the *Secretary of the Interior's Standards for Rehabilitation*.

**Estimated Credit or Grant Allocation:**

Estimated Qualified Rehabilitation Costs (costs eligible for tax credit): \$ 16,000,000

Estimated Credit allowed: \$ 3,200,000 \*or

Estimated Grant allowed: \$ 2,880,000

\*Application is for a combination of a tax credit and a grant in lieu of credit

**Note:** The amount of the credit or grant allowed may increase or decrease if the federal credit the project receives at the time it is placed in service is different than the amount anticipated at the time the allocation certificate is issued.

**Authorized Signature:**

  
Deputy State Historic Preservation Officer

6/14/11  
Date

State of Minnesota Fiscal Year: 2011

The taxpayer or grant recipient is entitled to receive the credit or grant at the time the project is placed in service and has received Part 3 certification, provided that date is within three (3) calendar years following the issuance of this Allocation Certificate.

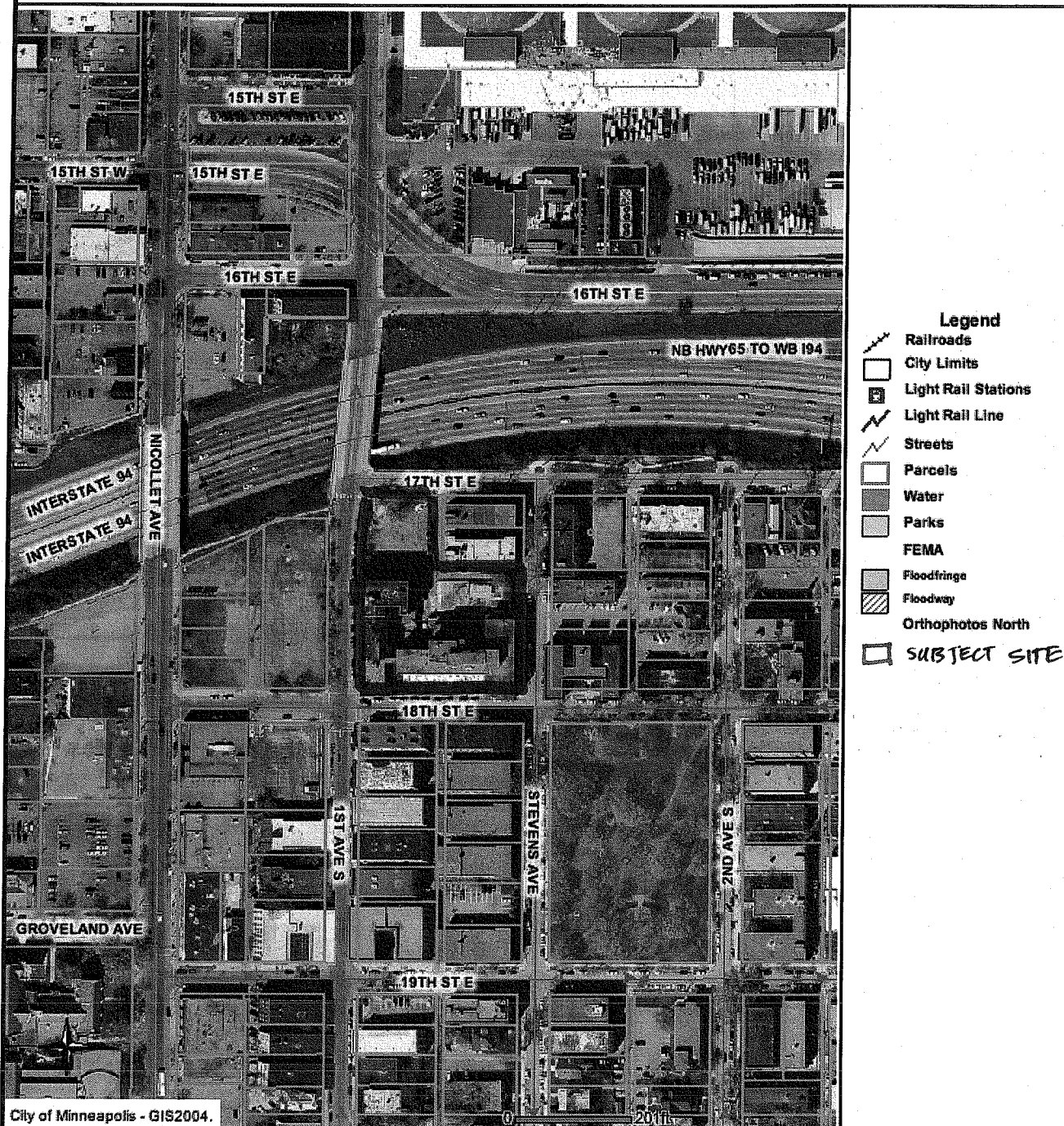
***This form may not substitute for the Credit Certificate required to claim the credit.***

State Historic Preservation Office / 345 Kellogg Blvd. W. / St. Paul, MN 55102-1906 / 651.259.3450

**ATTACHMENT 4**

**FEMA map**

# FEMA Map - Dunwoody Apartments - 110 E. 18th Street



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**ATTACHMENT 5**

**Wetlands map**



U.S. Fish and Wildlife Service

# National Wetlands Inventory

## Wetlands Map - Dunwoody Apartments

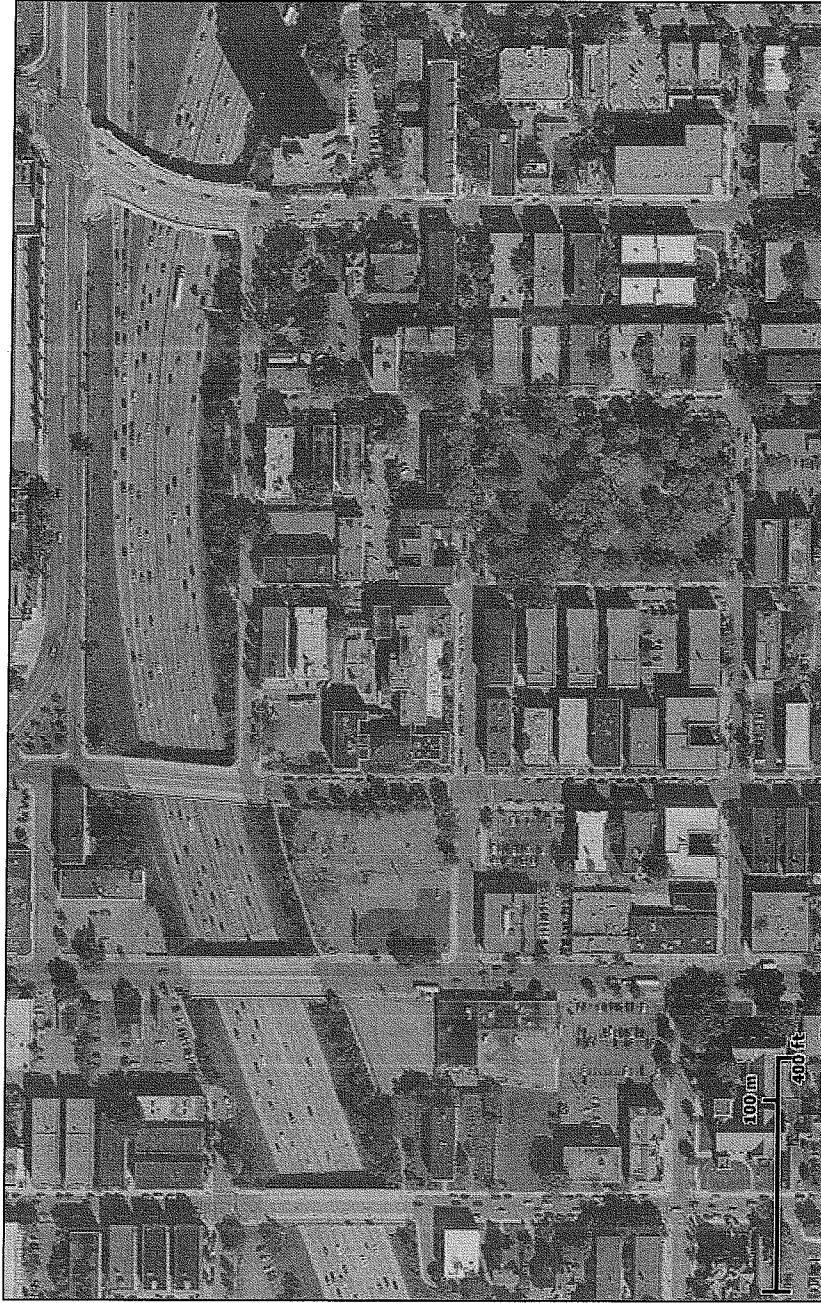
Nov 21, 2011

### Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

### Status

- Digital
- Scan
- Non-Digital
- No Data



This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or completeness of the data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks:

**ATTACHMENT 6**  
**Noise Analysis Materials**

WORKSHEET A - SITE EVALUATION

22-Nov-11

Site Location Dunwoody Apartments - Mpls, MN : 110 E 18th Street  
 Program Varies  
 Project Name Dunwoody Apartments  
 Locality Minneapolis, MN  
 File Number n/a

Sponsor's Name	_____	Phone	_____
Street Address	_____	City/St.	_____

	Acceptability Category	DNL	Year Predicted
	(Circle One)	CURRENT	FUTURE
1. Roadway Noise:	A NU U	69	69 2014
2. Aircraft Noise:	A NU U	0	0 0
3. Railway Noise:	A NU U	0	0
Combined DNL		69.06	69.32 2014

FINAL SITE EVALUATION:              ACCEPTABLE  
    X      NORMALLY UNACCEPTABLE      (65-75dB)  
            UNACCEPTABLE

27 dB MINIMUM ATTENUATION FOR FIGURE 19 REQUIRED.

Signature Rebecca D. Fava

Date 11/22/11

# NAL Map - Dunwoody Apartments



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# WORKSHEET C - ROADWAY NOISE

List all major Roads within 1000 feet of site:

1. Interstate 94
2. Nicollet Ave
3. First Avenue
4. Third Avenue

		ROAD 1	ROAD 2	ROAD 3	ROAD 4
1. Distance in feet from the NAL to the edge of the road					
a. nearest lane					
b. farthest lane					
c. average		365	485	157	830
2. Distance to Stop Sign (If no Sign enter 1000)		1000	1000	1000	1000
3. Road Gradient in percent (.xx)		0.00	0.00	0.00	0.00
4. Average speed in mph					
a. autos		55	30	30	30
b. heavy trucks - uphill		55	30	30	30
c. heavy trucks - downhill		55	30	30	30
5. Auto ADT					
a. auto	(data)	190000	8600	8000	7800
	(projected)	201689	9129	8492	8280
b. medium trucks	(data)	0	0	0	0
	(projected)	0	0	0	0
c. effective ADT	(data)	190000	8600	8000	7800
	(projected)	201689	9129	8492	8280
6. Truck ADT					
a. uphill	(data)	636	267	240	234
(or total)	(projected)	675	283	255	248
b. downhill	(data)				
	(projected)	0	0	0	0
c. buses					
d. total	(data)	636	267	240	234
	(projected)	675	283	255	248
7. Fraction of nighttime traffic (10 PM to 7AM)		15%	15%	0%	
8. Traffic Data Is For What Year?		2008	2008	2008	2008
Traffic Projected To What Year?		2014	2014	2014	2014
Growth Rate in %/yr. (as a whole #)		1.00	1.00	1.00	1

		ROAD 1	ROAD 2	ROAD 3	ROAD 4
AUTO DNL	Current	68.1	47.5	50.8	39.9
	Future	68.3	47.8	51.1	40.1

TRUCK DNL	Current	59.2	52.8	56.0	45.0
	Future	59.5	53.1	56.2	45.3

COMBINED Trucks & Cars

Current	68.6	53.9	57.1	46.2
Future	68.9	54.2	57.4	46.4

Roads 1 & 2	Current	68.7
	Future	69.0

Roads 3&4	Current	57.5
	Future	57.7

Roads 1, 2 & 3	Current	69.0
	Future	69.3

Roads 1,2,3 & 4	Current	69.1
	Future	69.3

## Figure 19

### Description of Noise Attenuation Measures (Acoustical Construction)

#### Part 1

Project Name: **Dunwoody Apartments**

Location: **110 18th Street East  
Minneapolis, MN 55403**

Sponsor/Developer: **Gateway Commons Building Owner LLC**

Noise Level(From NAG)                      Attenuation Required

**Primary Noise Source(s)** Residential Street traffic Interstate 94 (40' lower in elevation)

#### Part II

#### **1. For walls facing and parallel to the noise source or closest to parallel**

##### **a. Description of wall construction**

All exterior walls in all buildings are existing construction. There is minor infill of existing exterior walls (mostly face brick repair in the scope of work).

Janney Building	4" face brick, 8" structural clay tile, 4" hollow brick, 5/8" plaster
Dunwoody Building	4" face brick, 8" structural clay tile, 5/8" plaster
Stevens Building	4" face brick, 8" structural clay tile, 5/8" plaster
Wyman Building	4" face brick, 8" cast-in-place concrete, 1 5/8" steel studs, batt insulation

##### **b. STC rating for wall (rated for no windows or doors)**

STC ratings are estimates based on tests of similar construction, per the California Department of Health Services, Office of Noise Control, "Catalog of STC and IIC Ratings for Wall and Floor/Ceiling Assemblies."

Janney Building Exterior Wall	STC 55
Dunwoody Building Exterior Wall	STC 55
Stevens Building exterior wall	STC 55
Wyman Building exterior wall	STC 56

##### **c. Description of Windows**

Existing windows at Janney, Dunwoody and Wyman buildings are wood double hung, single pane glass. Existing windows will be repaired or replaced as needed per National Park Service Historic Rehabilitation guidelines. There are existing storm windows which will be repaired and replaced as required. All windows in these buildings will have storm windows which will improve both existing and new window STC performances.

Existing windows at Stevens building are DeVac aluminum triple slider double pane windows. There are no storm windows on this building. No new storm windows will be installed.

##### **New windows**

Janney, Dunwoody, and Wyman buildings: Marvin Windows, Wood Ultimate Double-Hung Magnum. Single-hung, double glazed, insulated wood windows, trim and stile profiles to match existing.

Stevens Building: DeVac Model 651 horizontal sliding; aluminum

**d. STC rating for window type**

New Windows:

Mon-Ray Model 504 double-hung storm window	STC 28 Minimum
DeVac Model 650 horizontal Sliding	STC 38 minimum
Marvin Wood Ultimate Double-Hung	STC 30 minimum

Existing windows

No field tests of existing windows have been performed. STC values are estimates

Janney, Dunwoody and Wyman existing double hung windows STC 20-26

Stevens Building existing DeVAc sliding windows STC 30 minimum

**e. Description of doors**

there are no doors from an apartment to the exterior of the building

**f. STC rating for doors: NA**

**g. Percentage of wall(per wall per dwelling unit) composed of:**

Typical Janney Apartment	14% windows/86% wall
Typical Dunwoody Apartment	23% windows/77% wall
Typical Wyman Apartment	24% windows/76% wall
Typical Stevens Apartment	18% windows/82% wall

**h. Combined STC rating for wall component**

Typical Janney Apartment	Combined STC=51
Typical Dunwoody Apartment	Combined STC=50
Typical Wyman Apartment	Combined STC=48
Typical Stevens Apartment	Combined STC=51

**2. For walls perpendicular to noise sources:**

**a. Description of wall construction** -See description for walls parallel

**b. STC rating for wall (rated for no windows or doors)** - See description for walls parallel

**c. Description of windows**: See description for windows in walls parallel

**d. STC rating for windows**: See description for windows in walls parallel

**e. Description of doors**: There are no doors from an apartment to the exterior of the building

**f. STC rating for doors**: NA

**g. Percentage of wall(per wall, per dwelling unit) composed of:**

Windows \_\_\_\_\_ and doors \_\_\_\_\_

**h. Combined STC rating for wall component**

**3. Roofing component (if overhead attenuation is required due to aircraft noise)**

No overhead attenuation is required. No aircraft noise identified as contriguting noise source

**a. Description of roof construction**

Structural cast-in place concrete, rigid insulation, ballasted membrane roofing

**b. STC rating(rated as if no skylights or other openings)-NA**

**c. Description of skylights or overhead windows-NA**

**d. STC rating for skylights or overhead windows-NA**

**e. Percentage of roof composed of skylights or windows(per dwelling unit)-NA**

**f. Percentage of roof composed of large uncapped openings such as chimneys-NA**

**g. Combined STC rating for roof construction-NA**

**4. Description of type of mechanical ventilation provided:**

Prepared by

John Hardman

Date

November 23, 2011

Figure 19  
Description of Noise Attenuation Measures  
(Acoustical Construction)

---

Part I

Project Name *Dunwoody Apartments (HUD project #092-3570)*  
Location *110 18<sup>th</sup> Street East, Minneapolis MN 55403*

Sponsor/Developer *Gateway Commons LLC*

Noise Level (From NAG) \_\_\_\_\_ Attenuation Required \_\_\_\_\_

Primary Noise Source(s) \_\_\_\_\_

Part II

1. For wall(s) facing and parallel to the noise source(s) (or closest to parallel):

- a. Description of wall construction: *All exterior walls in all buildings are existing construction. There is minor infill of existing exterior walls (mostly face brick repair) in the scope of work.*

*Janney Building - 4" face brick, 8" structural clay tile, 4" hollow brick, 5/8" plaster.*  
*Dunwoody Building - 4" face brick, 8" structural clay tile, 5/8" plaster*  
*Stevens Building - 4" face brick, 8" structural clay tile, 5/8" plaster*  
*Wyman Building - 4" face brick, 8" cast-in-place concrete, 1-5/8" steel studs batt insulation.*

- b. STC rating for wall (rated for no window or doors): \_

*STC ratings are estimates based on tests of similar construction, per the California Department of Health Services, Office of Noise Control, "Catalog of STC and IIC Ratings for Wall and Floor/Ceiling Assemblies."*

*Janney Building exterior wall: STC 55*  
*Dunwoody Building exterior wall: STC 55*  
*Stevens Building exterior wall: STC 55*  
*Wyman Building exterior wall: STC 56*

- c. Description of Windows:

**New Windows:**

*Storm windows at Janney, Dunwoody and Wyman Buildings: Mon-Ray Model 504 double-hung style; aluminum. No aluminum storm windows for Stevens Building.*

*Janney, Dunwoody and Wyman Buildings: Marvin Windows, Wood Ultimate Double-Hung Magnum. Single-hung, double-glazed, insulated wood windows, trim and stile profiles to match existing.*

*Stevens Building: DeVAC Model 650 horizontal sliding; aluminum.*

**Existing Windows:**

*Existing windows at Janney, Dunwoody and Wyman buildings are wood double hung, single pane glass. Existing windows will be repaired or replaced as needed per National Park Service Historic Rehabilitation guidelines. There are existing storm windows which will be repaired and replaced as required. All windows in these buildings will have storm windows which will improve both existing and new window STC performance.*

*Existing windows at Stevens building are De VAC aluminum triple slider double pane windows. There are no storm windows on this building. No new storm windows will be installed.*

- 
- d. STC rating for window type:

**New Windows:**

Mon-Ray Model 504 double-hung storm window: STC 28 minimum  
De VAC Model 650 horizontal Sliding: STC 38 minimum  
Marvin Wood Ultimate Double-Hung: STC 30 minimum

**Existing Windows:**

No field tests of existing windows have been performed. STC values are estimates.

Janney, Dunwoody and Wyman Building existing double hung windows: STC 20-26  
Stevens Building existing De VAC sliding windows: STC 30 minimum

- e. Description of doors: Doors through exterior walls (building entrance doors) are Aluminum Storefront for all buildings. Product: Kawneer Trifab VG 451T, 4-1/2" wide frame, double-glazed, insulated, clear tempered safety glass. **NOTE: There are no doors from an apartment to the exterior of the building.**

- f. STC rating for doors: Kawneer Trifab VG 451T: STC<sub>30</sub> (estimated)

- g. Percentage of wall (per wall, per dwelling unit) composed of :

Typical Janney Apartment: 14% windows, 86% wall  
Typical Dunwoody Apartment: 23% windows, 77% wall  
Typical Wyman Apartment: 24% windows, 76% wall  
Typical Stevens Apartment: 18% windows, 82% wall

- h. Combined STC rating for wall component: \_

Typical Janney Apartment: Combined STC = 51  
Typical Dunwoody Apartment: Combined STC = 50  
Typical Wyman Apartment: Combined STC = 48  
Typical Stevens Apartment: Combined STC = 51

2. For walls perpendicular to noise source(s):

- a. Description of wall construction: See description for walls parallel

- 
- b. STC rating for wall (rated for no windows or doors): See description for walls parallel

- c. Description of windows: See description for windows in walls parallel

- 
- d. STC rating for windows: See description for windows in walls parallel

- e. Description of doors: See description for doors in walls parallel
-

f. STC rating for doors: *See under description for doors in walls parallel* \_\_\_\_\_

g. Percentage of wall (per wall, per dwelling unit) composed of:  
windows \_\_\_\_\_ and doors \_\_\_\_\_

h. Combined STC rating for wall component: \_\_\_\_\_

3. Roofing component (if overhead attenuation is required due to aircraft noise): *No overhead attenuation is required. No aircraft noise identified as contributing noise source.*

a. Description of roof construction: *N/A* \_\_\_\_\_

b. STC rating (rated as if no skylights or other openings): *N/A* \_\_\_\_\_

c. Description of skylights or overhead windows: *N/A* \_\_\_\_\_

d. STC rating for skylights or overhead windows: *N/A* \_\_\_\_\_

e. Percentage of roof composed of skylights or windows (per dwelling unit): *N/A* \_\_\_\_\_

f. Percentage of roof composed of large uncapped openings such as chimneys: *N/A* \_\_\_\_\_

g. Combined STC rating for roof component: *N/A* \_\_\_\_\_

4. Description of type of mechanical ventilation provided: \_\_\_\_\_

Prepared by: *Meredith Wu, RN AIA, Adsit Architecture and Planning,* \_\_\_\_\_

Date: \_\_\_\_\_

\* If walls contain vents or similar openings, attach a description of duct arrangement and insulation and a statement of how much the wall STC is reduced by the presence of the vent.

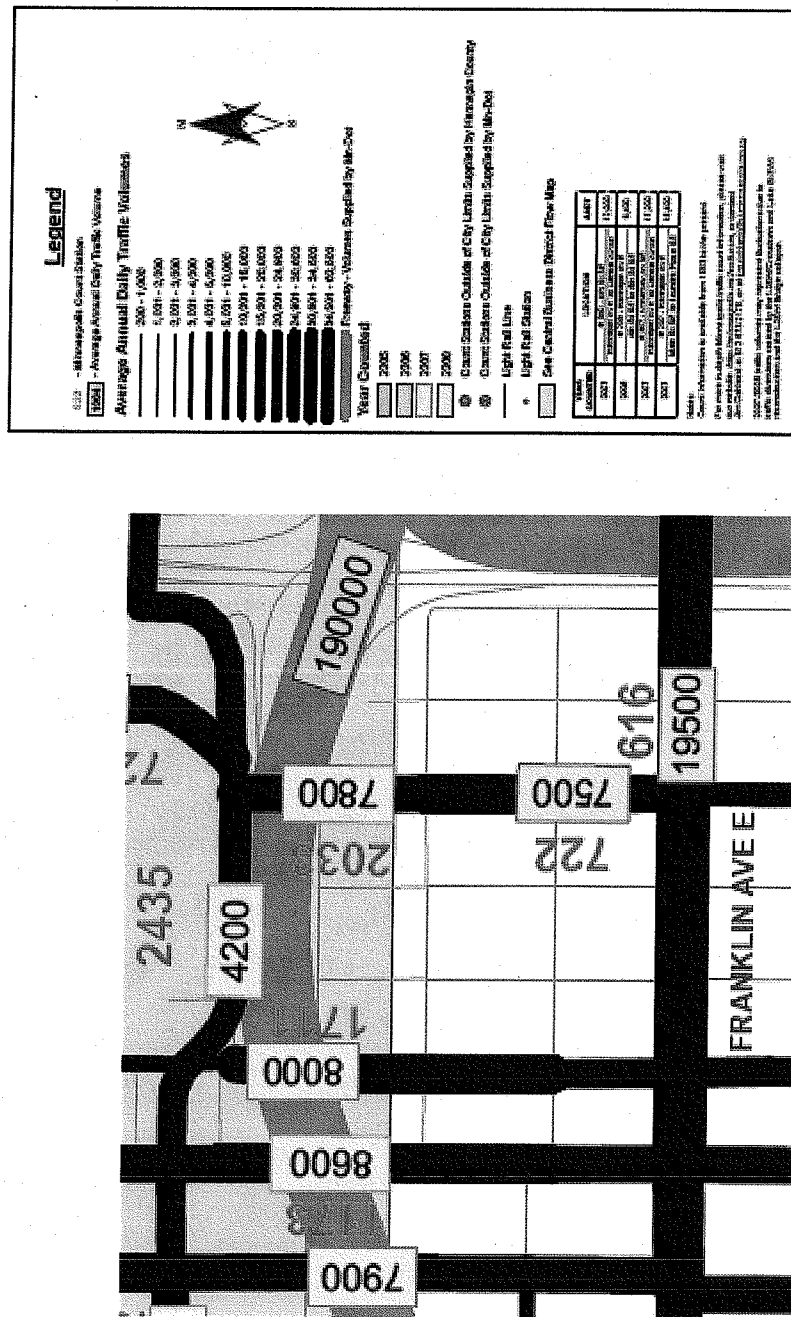
### Dunwoody Apartments: Average Daily Traffic (ADT) Counts

- **Interstate 94:** The Interstate Highway is located approximately 365 feet from the Noise Assessment Location (NAL) and has a total ADT of 190,000 vehicles (2008 figures) in the vicinity of the NAL. The Interstate Highway is a truck route. The Minneapolis Public Works Department estimates that trucks constitute 3-5% of all traffic on Interstate Highways and MSA roadways.
- **Nicollet Avenue:** The street is located approximately 485 feet from the NAL and has a total ADT of 8,600 vehicles (2008 figures) in the vicinity of the NAL. The street is a Municipal State Aid (MSA) road and a truck route.
- **First Avenue:** The street is located approximately 157 feet from the NAL and has a total ADT of 8,000 vehicles (2008 figures) in the vicinity of the NAL. The street is a Municipal State Aid (MSA) road and a truck route.
- **Third Avenue:** The street is located approximately 830 feet from the NAL and has a total ADT of 7800 vehicles (2008) figures in the vicinity of the NAL. The street is a Municipal State Aid (MSA) road and a truck route.

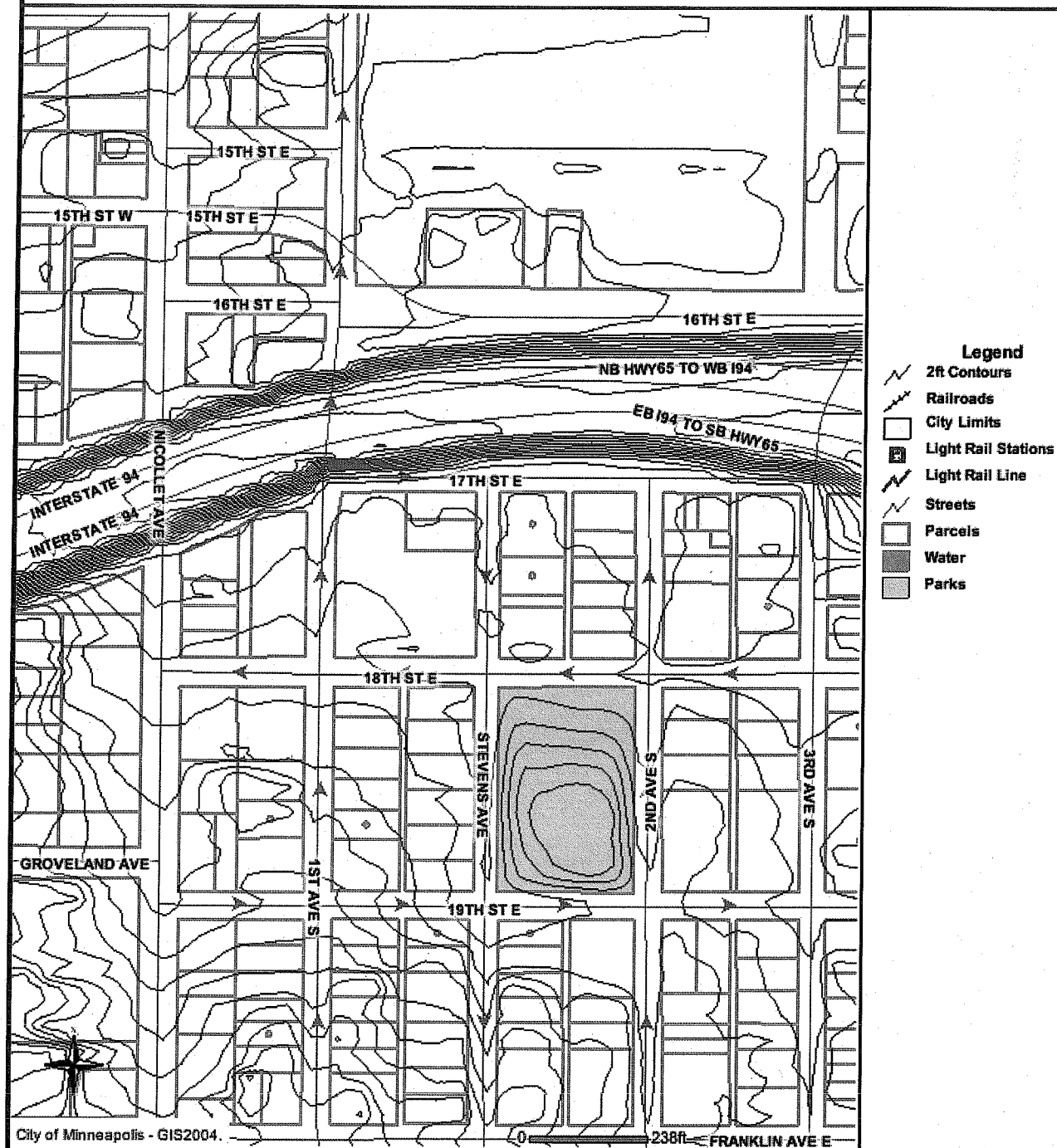
# VEHICULAR TRAFFIC FLOW

## 2008 AVERAGE ANNUAL DAILY TRAFFIC

CITY OF MINNEAPOLIS, DEPARTMENT OF PUBLIC WORKS, TRAFFIC AND PARKING SERVICES DIVISION



## Grades of area - Dunwoody Apartments



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